



Balfour Road, Denton Burn, Newcastle upon Tyne NE15 6TN

**£250,000**

Available for sale in Denton Burn is this semi detached house. The accommodation to the ground floor briefly comprises of hallway, lounge, dining room, conservatory, kitchen and utility. To the first floor is three bedrooms and a bathroom. Externally, there are gardens to the front and rear.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: A  
EPC Rating: D





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**Semi Detached House**

**Conservatory**

**Three Bedrooms**

**Utility**

**Three Reception Rooms**

**Driveway & Gardens**

**For any more information regarding the property please contact us today**

#### **Hallway**

Stairs to first floor landing. Storage cupboard. Radiator.

#### **Lounge 13' 9" into bay x 11' 0" max (4.19m x 3.35m)**

Double glazed bay window to the front. Radiator. Opens into dining room.

#### **Dining Room 13' 4" x 10' 11" max (4.06m x 3.32m)**

Radiator. Opens into kitchen.

#### **Kitchen 7' 6" x 9' 9" (2.28m x 2.97m)**

Double glazed window to the rear. Electric oven. Electric hob. Plumbed for dishwasher. Sink/drain. Extractor hood.

#### **Conservatory 10' 0" x 9' 11" (3.05m x 3.02m)**

French doors to the rear. Radiator.

#### **Utility 16' 1" x 5' 7" (4.90m x 1.70m)**

Three double glazed windows to the rear and side. Plumbed for washing machine. Door to the rear. Two radiators.

#### **First Floor Landing**

Double glazed window to the side. Loft access (Velux window, boarded).

#### **Bedroom One 12' 4" x 10' 7" max (3.76m x 3.22m)**

Double glazed window to the front. Radiator.

#### **Bedroom Two**

**11' 10" into wardrobe x 9' 4" (3.60m x 2.84m)**

Double glazed window to the rear. Fitted wardrobe. Radiator.

#### **Bedroom Three 7' 10" x 8' 5" (2.39m x 2.56m)**

Double glazed window to the front. Radiator.

#### **Bathroom**

Frosted double glazed window to the side. Shower cubicle. Panelled bath. Vanity wash hand basin. Low level WC. Spotlights. Heated towel rail.

#### **External**

Gardens to the front and rear.

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## MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

## RESTRICTIONS AND RIGHTS

Listed? No

Conservation Area? No

Restrictions on property? No

Easements, servitudes or wayleaves? No

Public rights of way through the property? No

## RISKS

Flooding in last 5 years: No

Risk of Flooding: Zone 1

Any flood defences at the property: No

Coastal Erosion Risk: Low

Known safety risks at property (asbestos etc...): No

## BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

## ACCESSIBILITY

This property has no accessibility adaptations.

## TENURE

It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.



**Money Laundering Regulations** – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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