

Legion Road, Denton Burn, Newcastle upon Tyne NE15 7UH

Offers Over: £170,000

Available for sale is this semi detached house located in Denton Burn, which has been recently refurbished by the current owners. The accommodation briefly comprises of entrance hall, lounge/dining room and kitchen. To the first floor is a landing, three bedrooms, bathroom and separate WC. Externally, there is a driveway, and 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: B EPC Rating: D



3 1 1

Semi Detached House

Recently Refurbished

Three Bedrooms

Driveway

Gardens to Front & Rear

Popular Location

For any more information regarding the property please contact us today

Entrance Hallway

Stairs to first floor landing. Understairs storage cupboard. Radiator.

Open Plan Lounge/Dining Room 22' 9'' into bay x 12' 5'' max (6.93m x 3.78m)

Lounge

Double glazed bay window to the front. Alcoves. Feature gas fire with surround. Coving. Radiator.

Dining Room

Coving. French doors leading to the rear garden. Radiator.

Kitchen 15' 0" x 7' 11" (4.57m x 2.41m)

Double glazed window to the rear. Sink/drainer. Integrated gas hob. Extractor hood. Integrated tower oven. Plumbed for washing machine. Door to the rear. Radiator. **First Floor Landing** Frosted double glazed window to the side. Loft access.

Bedroom One 11' 9'' x 11' 2'' into wardrobe (3.58m x 3.40m) Double glazed window to the front. Fitted wardrobes. Radiator.

Bedroom Two 8' 5'' x 6' 1'' (2.56m x 1.85m) Double glazed window to the front. Fitted units with built in bed. Radiator.

Bedroom Three 12' 6'' x 7' 5'' (3.81m x 2.26m) Double glazed window to the rear. Fitted wardrobe. Radiator.

Bathroom

Frosted double glazed window to the rear. Panelled bath. Walk in shower cubicle. Pedestal wash hand basin. Storage cupboard housing boiler. Radiator.

WC

Low level WC.

External Front garden. Driveway. Rear garden with decked area.











T: 01912744661 Fenham@rmsestateagents.co.uk PRIMARY SERVICES SUPPLY Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: ADSL Mobile Signal Coverage Blackspot: No Parking: Driveway

The property benefits from double glazing throughout.

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.

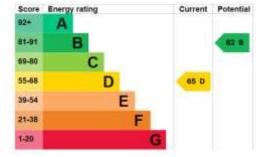
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some 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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