



Brignall Gardens, Denton Burn, Newcastle upon Tyne NE15 7AA

**Offers Over: £325,000**

Large extended semi detached house located in Denton Burn. The accommodation briefly comprises of porch, hallway, lounge, family room/snug, further reception room, kitchen/diner and shower room. To the first floor is a landing, five bedrooms, bathroom and shower room. Externally, there is a driveway to the front and garden to the 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: C

EPC Rating: C





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**Large Extended Semi Detached House**

**Five Bedrooms**

**Three Reception Rooms**

**Two Further Bathrooms**

**Ground Floor Shower Room**

**Driveway & Rear Garden**

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

#### **Porch**

#### **Hallway**

Stairs to first floor landing. Radiator.

#### **Lounge 11' 11" max x 14' 11" into bay (3.63m x 4.54m)**

Double glazed bay window to the front. Radiator.

#### **Family Room/Snug 11' 9" x 24' 1" (3.58m x 7.34m)**

French door to the rear. Two radiators.

#### **Kitchen 20' 10" x 18' 5" (6.35m x 5.61m)**

Double glazed windows to the rear and side. Sink/drain. Gas cooker point. Plumbed for washing machine. Plumbed for dishwasher. Extractor hood. Two radiators. French door the rear.

#### **Inner Hallway**

#### **Reception Room 20' 1" x 10' 3" (6.12m x 3.12m)**

Double glazed window to the front. Radiator.

#### **Shower Room 7' 2" x 5' 11" (2.18m x 1.80m)**

Frosted double glazed window to the side. Shower cubicle. Vanity wash hand basin. Low level WC. Extractor fan.

#### **First Floor Landing**

#### **Bedroom One**

**15' 8" into bay x 10' 11" max (4.77m x 3.32m)**

Double glazed bay window to the front. Radiator.

#### **Bedroom Two 13' 5" x 10' 8" (4.09m x 3.25m)**

Double glazed window to the rear. Radiator.

#### **Bedroom Three 10' 3" x 9' 1" (3.12m x 2.77m)**

Two double glazed windows to the front. Radiator.

#### **Bedroom Four 10' 2" x 9' 2" (3.10m x 2.79m)**

Double glazed window to the rear. Loft access. Radiator.

#### **Bedroom Five 9' 1" x 7' 11" (2.77m x 2.41m)**

Double glazed window to the front. Radiator.

#### **Bathroom 7' 9" x 7' 8" (2.36m x 2.34m)**

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

#### **Shower Room 6' 3" x 5' 1" (1.90m x 1.55m)**

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

#### **External**

Driveway to the front. Garden to the rear.

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This semi detached house, offered for sale, provides versatile and spacious living accommodation ideally suited to larger families. Situated in a popular area benefitting from excellent public transport links, nearby schools, and access to a range of local amenities, this property presents a practical option for those seeking convenience and comfort.

The home features three generous reception rooms, two of which enjoy French doors opening onto the rear garden, offering an inviting setting for relaxing or entertaining. The rooms further enhance the communal space within the property.

The open plan kitchen / dining room is designed with function in mind, opening for ease of access and sociable meal times. It benefits from windows to the side and rear, allowing for ample natural light throughout the day.

There are 5 bedrooms upstairs with 3 large reception rooms downstairs, one of which, while currently being used as a home office / study could easily provide an additional double bedroom on the ground floor, ideal for multigenerational living.

The property includes three well appointed bathrooms, one of which is a ground floor shower room with a shower cubicle, while others offer both shower cubicles and panelled bath options, catering to various needs and preferences.

Externally, the rear garden is thoughtfully laid out with a grassed area and a raised decking space, perfect for outdoor entertaining or simply enjoying the outdoors. This versatile home is positioned in a highly accessible location, making it a practical choice for families or professionals.

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.

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Council Tax Band: C  
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#### PRIMARY SERVICES SUPPLY

Electricity: Mains      Water: Mains  
Sewerage: Mains      Heating: Gas  
Broadband: Fibre      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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	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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