

Denhill Park, Condercum Park, Newcastle upon Tyne NE15 6QE

# Asking Price: £135,000

Available for sale is this semi detached house located in Condercum Park. The accommodation to the ground floor briefly comprises of hallway, lounge and kitchen. To the first floor is a landing, two bedrooms and bathroom. Externally, there are gardens to the front and rear, together with a driveway.

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** 

**Gardens to Front & Rear** 

**Two Bedrooms** 

**Driveway** 

For any more information regarding the property please contact us today

#### **Hallway**

Frosted double glazed window to the front. Stairs to first floor landing. Radiator.

Lounge 21' 11" into box bay x 11' 9" max (6.68m x 3.58m) Dual aspect. Double glazed box bay window to the front. Double glazed window to the rear. Radiator.

#### Kitchen 11' 0" max x 6' 2" (3.35m x 1.88m)

Double glazed window to the rear. Frosted double glazed window to the side. Sink/drainer. Gas hob. Electric oven. Plumbed for washing machine. High gloss units. Door to the rear.

## **First Floor Landing**

Frosted double glazed window to the side.

# Bedroom One 9' 2" max x 15' 2" (2.79m x 4.62m)

Double glazed window to the front. Fitted wardrobe. Storage cupboard.

## Bedroom Two 10' 9" x 8' 5" max (3.27m x 2.56m)

Double glazed window to the rear. Radiator.

# Bathroom 7' 2" x 7' 3" max (2.18m x 2.21m)

Two frosted double glazed windows to the side. Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Heated towel rail. Storage cupboard. Loft access.

#### **External**

Gardens to the front and rear. Driveway.

















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.

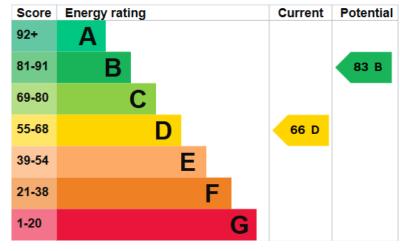
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some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



