



Embassy Gardens, Denton Burn, Newcastle upon Tyne NE15 7BB

Offers over: £200,000

Available for sale is this semi detached house located in Denton Burn. The accommodation briefly comprises of hallway, lounge, dining room and kitchen. To the first floor is a landing, three bedrooms and 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: B
EPC Rating: TBC





3



2



1

Semi Detached House

Two Reception Rooms

Three Bedrooms

Gardens to Front and Rear

For any more information regarding the property please contact us today

Hallway

Stairs to first floor landing. Radiator.

Lounge 10' 11" max x 15' 9" into bay (3.32m x 4.80m)

Double glazed bay window to the front. Plantation shutters. Radiator.

Dining Room 17' 5" x 8' 7" (5.30m x 2.61m)

Double glazed window to the side. Two storage cupboards. Bi-fold door to the rear with plantation shutters. Radiator.

Kitchen 11' 1" x 8' 11" (3.38m x 2.72m)

Double glazed window to the side and rear. One and a half bowl sink/drainers. High gloss units. Gas hob. Electric oven. Plumbed for washing machine. Stable door to the rear.

First Floor Landing

Frosted double glazed window to the side. Loft access (accessed via wooden stairs, storage space).

Bedroom One

15' 7" into bay x 10' 10" into wardrobe (4.75m x 3.30m)

Double glazed bay window to the front. Plantation shutters. Fitted wardrobe. Radiator.

Bedroom Two 9' 9" x 8' 8" (2.97m x 2.64m)

Double glazed window to the rear. Radiator.

Bedroom Three 7' 6" x 6' 7" (2.28m x 2.01m)

Double glazed window to the front. Plantation shutters. Radiator.

Bathroom 8' 9" max x 6' 10" (2.66m x 2.08m)

Two frosted double glazed windows to the side. "L" shaped bath with shower over. Vanity wash hand basin. Low level WC. Spotlights. heated towel rail.

External

Gardens to the front and rear. Access to cellar for storage purposes.

T: 01912744661

Fenham@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



T: 01912744661

Fenham@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER

This well presented semi detached house offers a practical and comfortable living environment, making it a suitable choice for various types of buyers. The property comprises three bedrooms, two of which are doubles. The main bedroom benefits from built in wardrobes, providing ample storage space.

The house features two reception rooms, allowing flexibility for a variety of uses such as a lounge and dining area or an additional space for entertaining and relaxing. The kitchen is fitted with modern high gloss units and is further enhanced by a stable door leading to the rear, providing easy access to the outdoor areas.

The family bathroom is designed with both style and functionality in mind, including a heated towel rail, an "L" shaped bath for added comfort, and spotlights for a contemporary touch.

Externally, the property boasts an elevated grassed area at the front, contributing to its curb appeal. There is also a paved area providing ample space for outdoor dining, and a raised grassed and gravelled area, offering opportunities for outdoor seating or gardening.

The property is located in a well connected spot with excellent public transport links nearby, making commuting straightforward. Families will appreciate the proximity to reputable schools, while local amenities are within easy reach for everyday convenience. In addition, the house benefits from uninterrupted views, adding to the attraction of the location.

Overall, this house is in good condition and provides practical features and a comfortable layout, set in a favourable position close to a range of amenities and transport connections.

The accommodation briefly comprises of hallway, lounge, dining room and kitchen. To the first floor is a landing, three bedrooms and 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: B
EPC Rating: TBC

PRIMARY SERVICES SUPPLY

Electricity: Mains	Water: Mains
Sewerage: Mains	Heating: Gas
Broadband: Fibre	Mobile Signal Coverage Blackspot: No
Parking: On Street Parking	

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.

FN00010062/SJP/SP/15082025/V.2



T: 01912744661

Fenham@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER



Energy Performance Certificate – To Follow

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.



T: 01912744661

Fenham@rmsestateagents.co.uk

