

Milburn Drive, Denton Burn, Newcastle upon Tyne NE15 7PG

# Asking Price: £225,000

Available for sale in Denton Burn is this semi detached house. The accommodation to the ground floor briefly comprises of hallway, WC, lounge, kitchen and conservatory. To the first floor is a landing, three bedrooms and bathroom. Externally, there are gardens to the front and rear, garage and 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: C EPC Rating: C





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**Semi Detached House** 

**Ground Floor WC** 

**Three Bedrooms** 

**Garage & Driveway** 

Conservatory

**Gardens to Front & Rear** 

For any more information regarding the property please contact us today

## **Hallway**

Stairs to first floor landing. Radiator.

## WC

Frosted double glazed window to the front. Low level WC. Wash hand basin. Heated towel rail.

## Lounge 12' 3" x 14' 2" (3.73m x 4.31m)

Double glazed bow window to the front. Radiator.

# Kitchen 15' 6" x 10' 0" (4.72m x 3.05m)

Double glazed window to the rear. Double electric oven. Five ring gas hob. Integrated fridge freezer. Integrated washing machine. Extractor hood. Radiator. Spotlights.

## Conservatory 11' 7" x 7' 6" (3.53m x 2.28m)

French door to the rear. Two skylights. Radiator.

## **First Floor Landing**

Storage cupboard. Loft access.

## **Bedroom One**

## 15' 5" into wardrobe x 10' 8" (4.70m x 3.25m)

Two double glazed windows to the front. Fitted wardrobe. Radiator.

## Bedroom Two 9' 2" x 9' 0" (2.79m x 2.74m)

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

## Bedroom Three 8' 11" x 6' 1" (2.72m x 1.85m)

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

# Bathroom 6' 2" x 6' 1" (1.88m x 1.85m)

Frosted double glazed window to the side. "L" shaped bath with shower over. Vanity wash hand basin. Low level WC. Heated towel rail.

## **External**

Driveway. Garage. Gardens to the front and rear.

















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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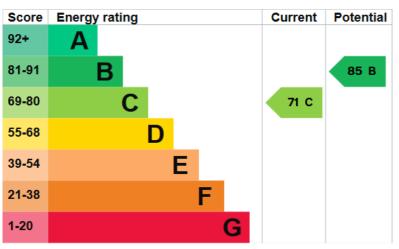












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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some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



