



Shelford Gardens | South West Denton | NE15 7SB

£220,000



2



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1

Semi detached house

Two double bedrooms

Two reception rooms

Gardens front and rear

Beautifully presented

Cul de sac location

**Garage and additional side
drive/parking**

No onward chain

**ROOK
MATTHEWS
SAYER**

Presenting a well-appointed extended two-bedroom semi-detached house for sale, located in a sought-after area with convenient access to public transport links, reputable nearby schools, and a range of local amenities. This property is an excellent choice for families seeking comfort and modern living in a desirable neighbourhood.

The house briefly comprises two spacious reception rooms, providing generous space for relaxation and entertaining guests. One of the reception rooms boasts direct access to the garden, perfect for enjoying outdoor activities or alfresco dining during warmer months.

The spacious kitchen is thoughtfully designed with centre island, with integrated appliances and granite work surfaces.

Both bedrooms are well-proportioned. The accommodation also includes a detached single garage that is currently partitioned and is used for storage only.

Situated in a fantastic location, this home is ideal for families, with proximity to well-regarded schools and public transport offering easy commuting options. The array of local amenities ensures convenience for everyday needs.

Combining practicality, comfort, and an enviable position, this semi-detached property represents an outstanding opportunity for families looking to establish themselves in a highly sought-after area. Viewing is highly recommended to fully appreciate the potential and features of this exceptional home.

Kitchen 16' 3" max x 12' 0" max (4.95m x 3.65m)

Fitted with a range of wall and base units with granite work surfaces over and integrated appliances.

Dining Room 13' 11" max x 12' 10" max (4.24m x 3.91m) Double glazed bay window to front, tiled flooring

Inner Hallway

Central heating radiator, and stairs up to the first floor.

Lounge 20' 10" max x 12' 9" max (6.35m x 3.88m)

Two double glazed doors to the rear, double glazed sky light, two central heating radiators, TV point.

Landing

Loft access and storage cupboard.

Bathroom 12' 0" max x 9' 9" max (3.65m x 2.97m)

Double glazed window, tile panelled bath, shower cubicle, vanity wash hand basin and WC

Bedroom One 16' 3" x 10' 1" plus wardrobes and recess (4.95m x 3.07m) Dual aspect. Double glazed window front and rear, central heated radiator, fitted wardrobes and loft access.

Bedroom Two 14' 0" in to bay plus store x 12' 10" max including wardrobes (4.26m x 3.91m) Double glazed bay window to the front, central heating radiator, fitted wardrobes

Externally

Front Garden

Block paved drive providing off street parking and leading to the single garage.

Rear Garden

Enclosed garden

Detached Garage currently partitioned in to two storage areas 10' 5" x 8' 3" (3.17m x 2.51m) plus 7' 6" x 7' 4" (2.28m x 2.23m)

Door width TBA

Roller door.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains - Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Garage and driveway

Solar panels - owned outright

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.

TENURE

Freehold - 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

COUNCIL TAX BAND: B

EPC RATING: TBC

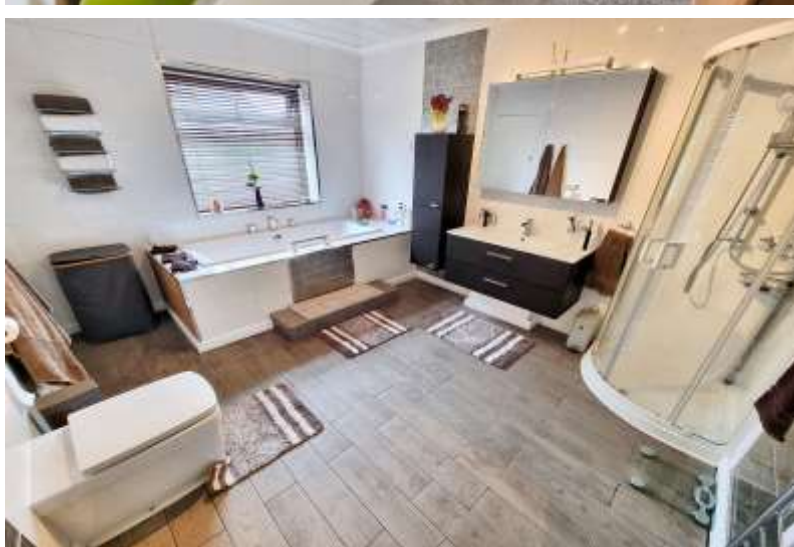
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EPC RATING TO FOLLOW

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