



Pangbourne Close | West Denton Park | NE15 8UX

£210,000



3



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1

Semi Detached Family Home

Three Bedrooms

Shower Room/W.C

Dining Room

Conservatory

Utility Room

Garage

Driveway

ROOK
MATTHEWS
SAYER

This immaculate three-bedroom semi detached house is offered for sale in West Denton Park, located in a residential neighborhood with convenient access to public transport links, schools, and local amenities. The property features two double bedrooms, and a single bedroom, providing adaptable accommodation suitable for families and first-time buyers.

The modern accommodation comprises an entrance porch, hall, open plan lounge dining room, conservatory, fitted kitchen and utility room. The first floor offers three bedrooms and a shower room/W.C.

The location allows for easy access to a range of local amenities, including shops, cafés, and services on the nearby High Street. Schools within reach make it a desirable choice for those with children. For leisure, there are several parks nearby, offering green spaces for recreation and walks.

Public transport connections are straightforward, with close access to bus routes serving Newcastle city centre and the wider Tyne and Wear region. The nearest train station, Newcastle Central Station, provides fast and regular rail links to destinations including Durham, York, and London, making commuting and travel convenient.

Properties in this area are sought after due to the blend of local amenities, connectivity, and well-regarded schools. This home is well-suited to a broad range of buyers seeking a well-maintained and conveniently located residence in Newcastle upon Tyne.

Porch 6' 1" x 3' 10" (1.85m x 1.17m)
Double glazed window to the side, tiled flooring, and a door to the hallway.

Hall
Central heating radiator, under stairs storage, engineered wood flooring and stairs to the first floor.

Lounge Area 13' 7" Max x 12' 3" Max (4.14m x 3.73m)
Open plan lounge and dining room, double glazed window to the front, central heating radiator, television point, a featured electric fire place and engineered wood flooring.

Dining Area 9' 3" Max x 8' 3" Max (2.82m x 2.51m)
Central heating radiator, engineered wood flooring, and a door leading to conservatory.

Conservatory 12' 11" Max x 9' 4"Max (3.93m x 2.84m)
Double glazed windows, central heating radiator, and double-glazed French door leading to the garden.

Kitchen 9' 6" Max x 8' 3" plus storage (2.89m x 2.51m)
Fitted with a range of wall and base units with work surfaces over, splash back tiles, an integrated electric hob and oven with extractor hood over, a wine cooler, a double-glazed window to the rear, and steps leading down to utility area.

Utility 7' 5" x 6' 3" (2.26m x 1.90m)
Fitted with a range of wall and base units with work surfaces over, 1 ½ bowl sink with mixer tap and drainer, plumbing for an automatic washing machine, space for tumble dryer, recess lighting, double-glazed window to the rear, double glazed door to the rear, and a door leading to the garage.

Landing
Double glazed window to the side, part board loft which is access via a drop down ladder.

Bedroom One11' 3"plus Wardrobes x 9' 5" plus recess (3.43m x 2.87m)
Double glazed window to the front, central heating radiator and fitted wardrobes.

Bedroom Two 10' 0" x 9' 5" (3.05m x 2.87m)
Double glazed window to the rear, central heating radiator, and a fitted wardrobe.

Bedroom Three 8' 5" x 8' 0" (2.56m x 2.44m)
Double glazed window to the front.

Shower room/W.C
Double glazed window, fully tiled, walk in shower, vanity handwash basin and W.C, chrome heated towel rail, and recess lighting.

Externally:-
Front Garden
Double Driveway

Rear Garden
Enclosed lawn garden with paved patio and steps up to decked seating area.

Garage 17' 1' Max x 7' 8' Max (5.20m x 2.34m)
Door width 7' 1"
Power, lighting, and a roller door.

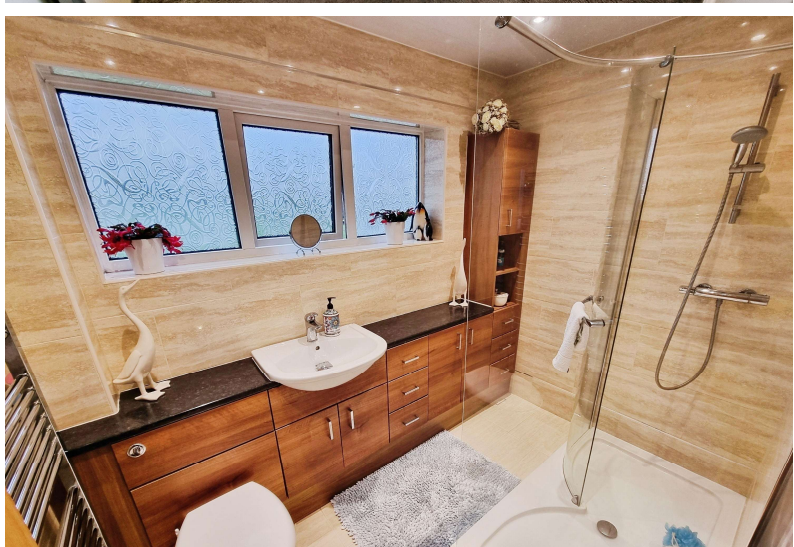
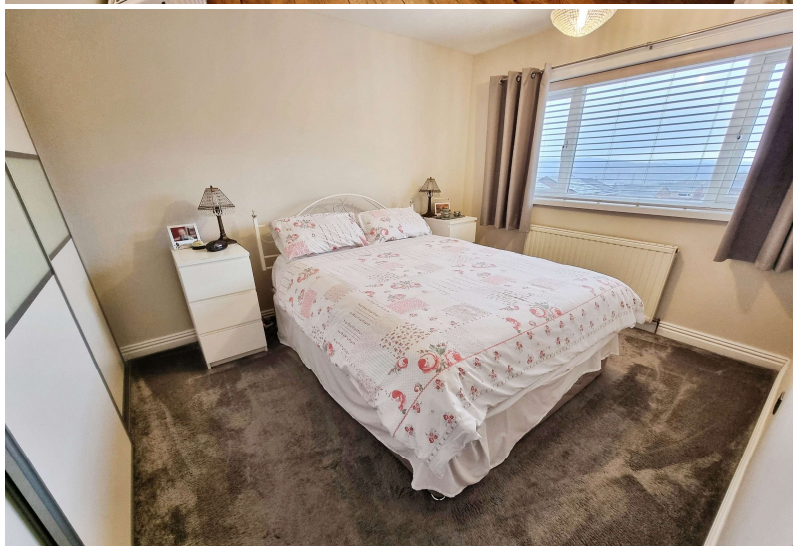
PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: mains
Heating: Mains Gas
Broadband: Cable
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway

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: C
WD8443. BW. AF. 11/11/2025. V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.

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