



Bickerton Walk | West Denton | NE5 2JF

£120,000



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End terrace house

Three bedrooms

Cloakroom/W.C

Kitchen

Bathroom/W.C

No onward chain

Lounge/dining room

Front and rear gardens

ROOK
MATTHEWS
SAYER

This end of terrace property is listed for sale, boasting character and potential in abundance. While the property requires some modernising, its vast potential will undoubtedly appeal to first time buyers, investors, and families alike.

Internally the briefly comprises an entrance hall, open plan lounge/dining room, fitted kitchen and cloakroom/W.C. To the first floor there are three bedrooms and a bathroom/W.C. Bedrooms one and two include built-in wardrobes. Externally there are front and rear gardens. The front is laid to lawn with paved path to entrance. The rear offers a low maintenance paved garden with steps up to shrubbed area. Adding to the allure is a no onward chain condition, ensuring a potential hassle-free transition for those looking to settle swiftly. The location is conveniently situated within close proximity to public transport links, local amenities, and top-rated Nearby Schools, highlighting its suitability for families. Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

Hall

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

Cloakroom/W.C

Fitted with a low level W.C, vanity wash hand basin, part tiled walls and a double glazed window to the front.

Open plan lounge/dining room

Lounge/Dining room 23' 7" Max x 11' 0" Max (7.18m x 3.35m)
Dual aspect double glazed windows to the front and rear, two central heating radiators, television point and feature fireplace with inset fire, hearth, and surround.

Kitchen 8' 10" Max x 8' 2" Max (2.69m x 2.49m)

Fitted with a range of wall and base units with work surfaces over, part tiled walls, stainless steel sink with mixer tap and drainer, integrated hob with extractor hood over, eye level oven, plumbing for an automatic washing machine, space for fridge/freezer, tiled walls and a double glazed window and door to the rear.

Landing

Two storage cupboards.

Bedroom One 11' 6" Plus storage cupboard x 8' 11" Plus wardrobes (3.50m x 2.72m)

Double glazed window to the rear, central heating radiator, storage cupboard and mirrored wardrobes.

Bedroom Two 11' 0" x 9' 4" Plus wardrobes and storage cupboard (3.35m x 2.84m)

Double glazed window to the front, central heating radiator and built in wardrobes.

Bedroom Three 8' 7" x 8' 5" (2.61m x 2.56m)

Double glazed window to the front and a central heating radiator.

Bathroom/W.C

Fitted with a three piece white coloured bathroom suite comprising low level W.C, panel bath with shower over and shower mixer tap, pedestal wash hand basin, fully tiled and a double glazed window to the front.

Externally

Front Garden

Lawn garden with paved steps up to entrance.

Rear Garden

Enclosed paved garden with steps up to shrubbed area.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: On street parking

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: A

EPC RATING: C

WD8306/BW/EM/16.07.2025/V.1

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.