



Rosedale Court | West Denton | NE5 2JH

£150,000



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1

Semi Detached Family Home

Two Bedrooms

Bathroom/W.C

Open Plan Kitchen/Diner

Spacious Lounge

Front and Rear Garden

Extended Kitchen

Driveway

**ROOK
MATTHEWS
SAYER**

Introducing this well-presented semi-detached house, ideally situated at Rosedale Court in West Denton. Offered for sale in good condition and with no onward chain, this property presents an excellent opportunity for first-time buyers and families seeking a comfortable and conveniently located home.

Upon entering, you are greeted by a bright and inviting reception room, perfect for relaxing or entertaining guests. The extended kitchen, complete with a dining space, provides a contemporary setting for both everyday meals and special gatherings. Designed for functionality and style, this area effortlessly blends cooking and dining, enhancing the practicality and ambience of the home.

Accommodation comprises two bedrooms: a generous main bedroom and a single bedroom ideally suited for a child, guest, or home office. The property also benefits from a family bathroom, thoughtfully laid out to maximise comfort and convenience.

A highlight of this home is the private garden, a delightful outdoor space ideal for enjoying fresh air, gardening, or dining during warmer months.

Located in a popular residential area, this property boasts excellent access to public transport links, ensuring straightforward commutes across Newcastle and beyond. Additionally, it is within close proximity to reputable nearby schools and a variety of local amenities—including shops, cafes, and leisure facilities—making everyday living wonderfully convenient.

This charming semi-detached house combines comfortable living spaces with a sought-after location, making it a must-view for those looking to take their first step on the property ladder or to establish a family home. Early viewing is highly recommended.

Entrance Lobby
Laminate flooring.

Lounge 18' 1" max x 11' 7" plus recess (5.51m x 3.53m)
Double glazed bay window to the front, two central heating radiators, laminate flooring, and stairs to the first floor.

Kitchen 16' 3" plus recess x 10' 9" max (4.95m x 3.27m)
Fitted with wall and base units, mixer tap and drainer, splash back tiles, electric oven, 1 ½ bowl sink with mixer tap and drainer, gas hob, with extractor hood over, electric oven, fridge/freezer, tiled flooring, plumbing for washing machine, central heating radiator, access to the rear garden, and a double glazed bay window to the rear and a double glazed window to the side.

First Floor Landing
Loft access.

Bedroom One 11' 8" x 9' 9" plus recess (3.55m x 2.97m)
Double glazed window to the front and a central heating radiator.

Bedroom Two 11' 8" x 8' 2" plus recess and cupboards (3.55m x 2.49m)
Double glazed window to the rear and a central heating radiator.

Bathroom/W.C
Fitted with a three-piece traditional bathroom suite in white, low-level W.C, pedestal wash hand basin, panel bath with tiled shower area over and screen, central heating radiator, storage cupboard, and a double window to the front.

Externally
Front Garden
Block paved garden with driveway and side access gate to the rear.

Rear Garden
Enclosed lawn garden.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains – Gas
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: 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

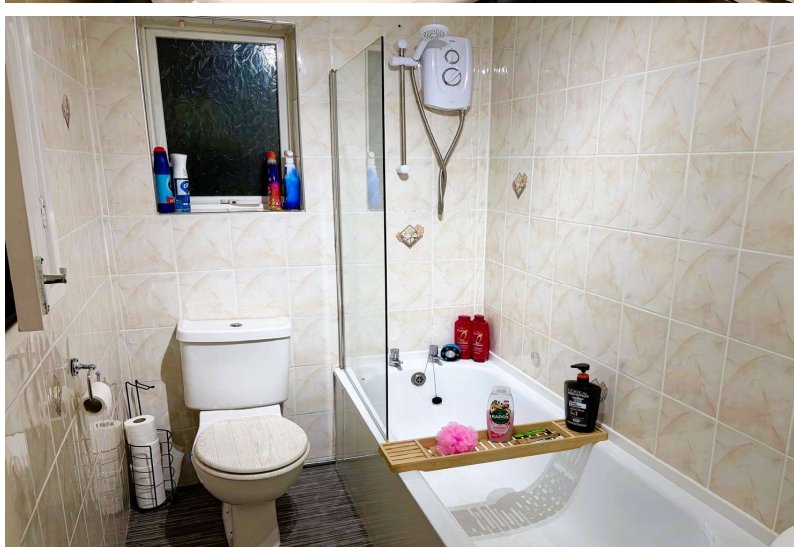
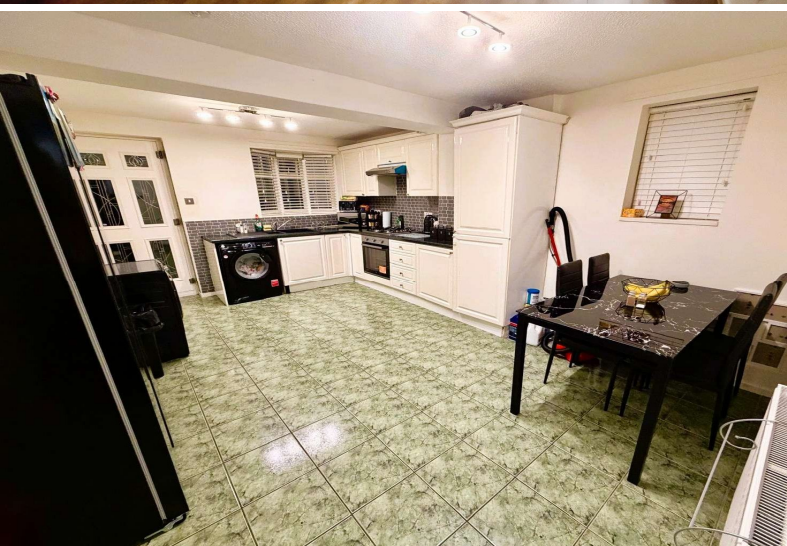
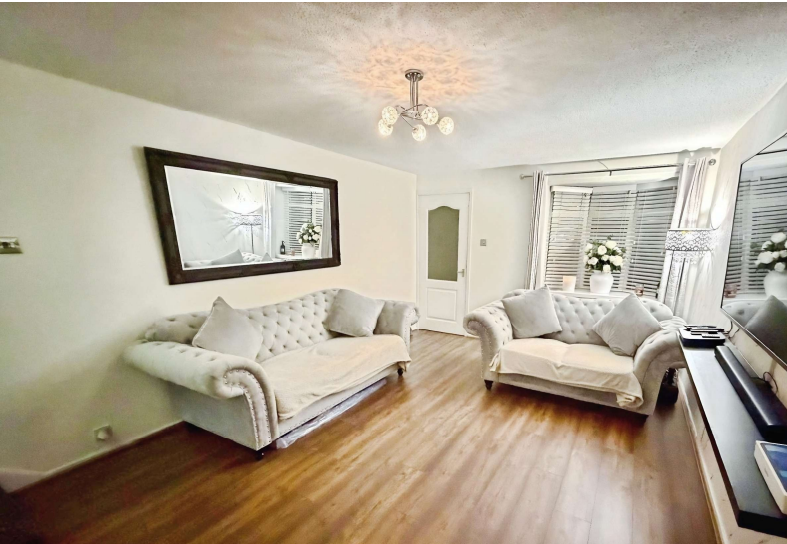
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B
EPC RATING: TBC

WD8433.BW. AF. 5/11/2025 V.1.

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an associate of an employee of Rook Matthews Sayer.

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EPC- TBC



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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.