



Southway | South West Denton | NE15 7RD

£210,000



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Charming semi-detached

Three bedrooms

Two reception rooms

Two modern wet rooms/W.C

Conservatory

Kitchen/diner

Front and rear gardens

Ideal family home location

ROOK
MATTHEWS
SAYER

Presenting a charming semi-detached house, in a location noted for its excellent public transport links, proximity to esteemed local schools, and an array of local amenities. This listing is currently available for sale and promises a splendid habitat suitable for families. The house boasts an impressive arrangement of three bedrooms, two wet rooms/W.C, a fully-equipped kitchen, and two reception rooms. Bedrooms one and two are fitted with wardrobes, offering ample storage space, while the third bedroom is a versatile space that could be adapted to your needs.

The property features two reception rooms, the second of which provides direct access to a conservatory. This space allows you to enjoy the outdoors from the comfort of your home, providing a splendid setting for relaxation and entertainment.

Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

Entrance Hall

Stairs up to the first floor, central heating radiator, double glazed window to the front and under stair storage cupboard.

Wet Room/W.C 7' 5" x 7' 0" (2.26m x 2.13m)

Fitted with a W.C, wall mounted wash hand basin, shower, recessed downlights, and part tiled walls.

Reception Room 13' 0" Into bay x 11' 10" Into alcove (3.96m x 3.60m)

Double glazed bay window to the front, central heating radiator, laminate flooring and feature fireplace.

Second Reception Room 12' 3" x 11' 10" Into alcove (3.73m x 3.60m)

Wood flooring, central heating radiator, television point and double doors leading to:-

Conservatory 10' 2" x 8' 0" (3.10m x 2.44m)

Wood flooring, double glazed windows and double doors leading to the rear garden.

Kitchen 14' 4" x 9' 0" Plus door recess (4.37m x 2.74m)

Fitted with a range of wall and base units with work surfaces over, sink with mixer and drainer, central heating radiator, plumbing for an automatic washing machine, door to large store cupboard, double glazed window, and door to the rear.

Landing

Double glazed window to the side, loft access and storage cupboard.

Bedroom One 12' 4" Max x 8' 0" Plus recess and wardrobes (3.76m x 2.44m)

Double glazed window to the rear, fitted wardrobes and a central heating radiator.

Bedroom Two 13' 8" Max x 10' 8" Plus recess and wardrobes (4.16m x 3.25m)

Double glazed bay window to the front, fitted wardrobes and a central heating radiator.

Bedroom Three 7' 7" Max x 6' 10" Max (2.31m x 2.08m)

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

Wet Room/W.C

Fitted with a low level W.C, wall mounted wash hand basin, walk in shower, recessed downlights, tiled walls, central heating radiator and two double glazed windows to the rear.

Externally

Front Garden

Decked area with steps up to entrance and driveway to side providing off street parking.

Rear Garden

Secure lovely large rear garden which is mainly laid to lawn with paved seating area.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains - Gas

Broadband: Cable

Mobile Signal Coverage Blackspot: No

Parking: Driveway and On Street

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.

ACCESSIBILITY

This property has accessibility adaptations:

- Suitable for wheelchair users
- Level access
- Ground floor wet room/W.C

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

WD8252/BW/EM/03.06.2025/V.3

"DoubleClick Insert Picture"
EPC RATING to follow

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