



Warenmill Close | West Denton Park | NE15 8XH

# Offers Over £135,000

This two-bedroom end of terrace house provides a practical layout suited to first-time buyers and families. The ground floor comprises one reception room and a separate kitchen. The first floor has two bedrooms and a bathroom/W.C, offering comfortable accommodation for a couple, small family or those working from home.

The property is located in a residential area on the western side of Newcastle, with local amenities including shops, supermarkets and everyday services available within a short drive. Families benefit from access to nearby schools across the local area, with both primary and secondary options accessible by car or public transport. Public transport links are available via regular bus services on surrounding routes, providing connections into Newcastle City Centre for shopping, leisure, and employment.

Road links are convenient, with the A1 and A69 within driving distance, giving access across Tyneside and towards Northumberland. Newcastle's range of parks, including Exhibition Park and Leazes Park, as well as the quayside and City Centre facilities, can be reached by car in around 15–25 minutes depending on traffic.

ROOK  
MATTHEWS  
SAYER



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**End Terraced House**

**Bathroom/W.C**

**Lounge/Dining area**

**Detached Garage**

**Modern Kitchen**

**Front and rear gardens**

**Two Double Bedrooms**

**Substantial Driveway Parking**

For any more information regarding the property please contact us today

Porch  
Door to lounge

Lounge/Dining Room  
20' 3" x 11' 6" including stairs (6.17m x 3.50m)  
Double glazed window to the front, two central heating radiators, a television point, stairs, and a door to the porch.

Kitchen  
11' 5" Max x 7' 8" Max (3.48m x 2.34m)  
Fitted with a range of wall and base units, double glazed window to the rear, door leading to the rear garden, integrated oven and hob with extractor hood over, and a mixer tap with drainer.

Landing  
Access to the loft

Bedroom One 11' 7" x 10' 3" (3.53m x 3.12m)  
Double glazed window to the rear and a central heating radiator.

Bedroom Two 11' 7" x 9' 5" (3.53m x 2.87m)  
Double glazed window to the front and a central heating radiator.

Bathroom/W.C  
Double glazed window, panel bath, with shower over, mixer tap with pedestal wash hand basin, a low-level W.C. and a chrome heated towel rail.

**Externally**  
Front Garden  
Garden and driveway

Rear Garden  
Enclosed garden which is mainly laid to lawn with paved seating area and access to detached garage.







#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fiber to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage

#### 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 Advise.

COUNCIL TAX BAND: A

EPC RATING: D

WD8474.BW.AF 10/12/2025.V.1

## "DoubleClick Insert Picture" FLOORPLAN

## "DoubleClick Insert Picture" EPC RATING

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in

**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.

