



Buteland Road, Denton Burn, Newcastle upon Tyne NE15 7UL

**Offers Over: £165,000**

Available for sale is this semi detached house located in Denton Burn. The accommodation to the ground floor briefly comprises of hallway, lounge, large open plan kitchen/dining area and separate utility/WC. To the first floor is a landing, two bedrooms and bathroom. Externally, there are two outbuildings, currently used by the owners as a gym and a bar, large driveway and garden to the rear.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: A

EPC Rating: D

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**Semi Detached House**

**Outbuildings Housing Gym & Bar**

**Two Bedrooms**

**Large Driveway**

**Ground Floor WC**

**Rear Garden**

**For any more information regarding the property please contact us today**

#### Room Descriptions

##### Hallway

Frosted double glazed window to the front.

##### Lounge 16' 4" x 10' 1" (4.97m x 3.07m)

Dual aspect. Double glazed windows to the front and rear. Radiator.

##### Open Plan Kitchen/Dining Room

##### Kitchen Area 19' 1" x 6' 4" (5.81m x 1.93m)

Double glazed window to the front. Sink/drain. Gas hob. High gloss units. Integrated electric oven. Integrated microwave. Extractor hood. Radiator.

##### Dining Room 10' 3" x 15' 10" (3.12m x 4.82m)

French doors to the rear. Radiator.

##### Utility/WC 5' 0" x 5' 1" (1.52m x 1.55m)

Frosted double glazed window to the front. Plumbed for washing machine. Low level WC. Wash hand basin.

#### First Floor Landing

Loft access.

##### Bedroom One 16' 4" x 8' 10" (4.97m x 2.69m)

Dual aspect. Double glazed windows to the front and rear. Two radiators.

##### Bedroom two 9' 9" x 7' 0" (2.97m x 2.13m)

Double glazed window to the front. Loft access. Radiator.

##### Bathroom 7' 7" x 9' 9" (2.31m x 2.97m)

Frosted double glazed window to the rear. Shower cubicle. Vanity wash hand basin. Panelled bath with shower over. Low level WC. Heated towel rail.

#### External

Large driveway. Two outbuildings, housing a gym and a bar (bar area has a log burner). Rear garden.

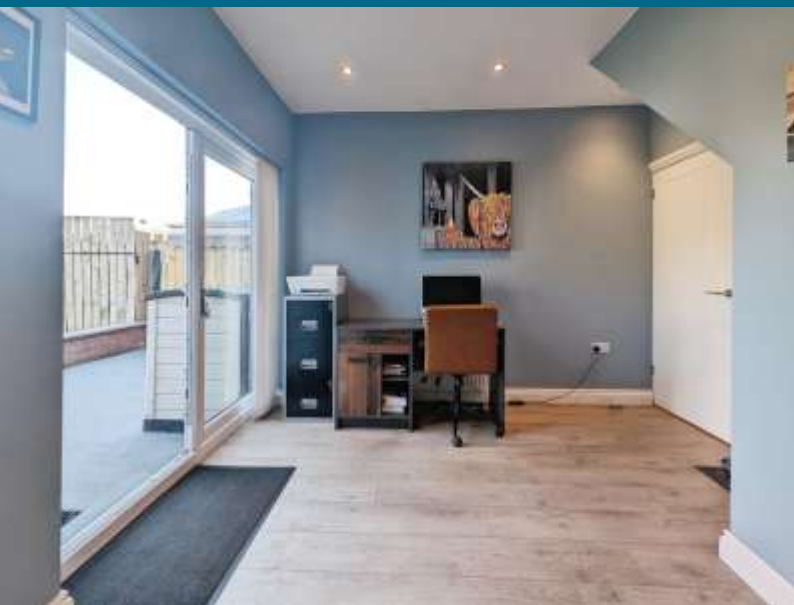
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#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Fibre  
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.

#### RESTRICTIONS AND RIGHTS

Listed? No  
Conservation Area? No  
Restrictions on property? No  
Easements, servitudes or wayleaves? No  
Public rights of way through the property? No

#### RISKS

Flooding in last 5 years: No  
Risk of Flooding: Zone 1  
Any flood defences at the property: No  
Coastal Erosion Risk: Low  
Known safety risks at property (asbestos etc...): No

#### BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No  
Outstanding building works at the property: No

#### ACCESSIBILITY

This property has no accessibility adaptations.

#### TENURE

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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

**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 purchase. 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 relation to this property.



**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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