



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**Two Bedrooms****Ground Floor WC****Outbuildings Housing Gym & Bar****Large Driveway****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/drainer. 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.

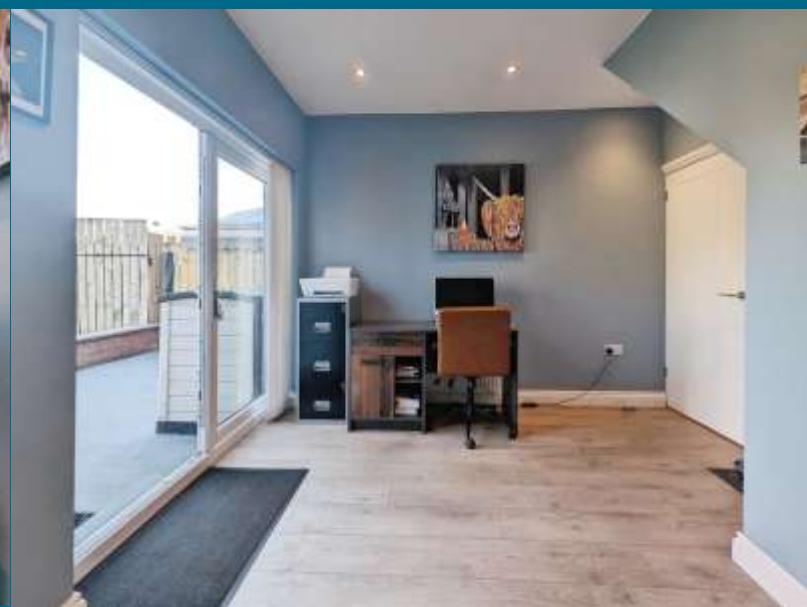
External

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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