



Hayleazes Road, Denton Burn, Newcastle upon Tyne NE15 7TQ

Offers Over: £225,000

Benefitting from gardens, driveway and parking is this semi detached house for sale in Denton Burn. The accommodation to the ground floor briefly comprises of porch, hallway, lounge leading to dining room, and kitchen. To the first floor is a landing, three bedrooms and bathroom.

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: B

EPC Rating: TBC

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Semi detached house**Gardens to Front & Rear****Three Bedrooms****Driveway****Two Reception Rooms****Garage****For any more information regarding the property please contact us today****Porch 6' 9" x 4' 0" (2.06m x 1.22m)****Hallway**

Stairs to first floor landing. Radiator.

Lounge 11' 4" x 11' 9" (3.45m x 3.58m)

Double glazed bay window to the front. Radiator. Opens into dining room.

Dining Room 15' 5" x 13' 1" (4.70m x 3.98m)

Frosted double glazed window to the side. French doors to the rear. Radiator.

Kitchen 14' 0" x 8' 2" (4.26m x 2.49m)

Door to the front. Sliding double glazed door to the rear. Double glazed window to the side. Breakfast bar.

First Floor Landing

Double glazed window to the side. Loft access.

Bedroom One 14' 3" x 8' 3" (4.34m x 2.51m)

Double glazed bay window to the front. Fitted wardrobe. Radiator.

Bedroom Two 10' 5" x 8' 6" (3.17m x 2.59m)

Double glazed window to the rear. Fitted wardrobe. Radiator.

Bedroom Three 8' 6" x 7' 11" (2.59m x 2.41m)

Double glazed window to the front. Fitted wardrobe. Radiator.

Bathroom 7' 11" x 7' 3" (2.41m x 2.21m)

Two frosted double glazed windows to the side. Corner bath. Shower cubicle. Pedestal wash hand basin. Low level WC. Heated towel rail. Spotlights.

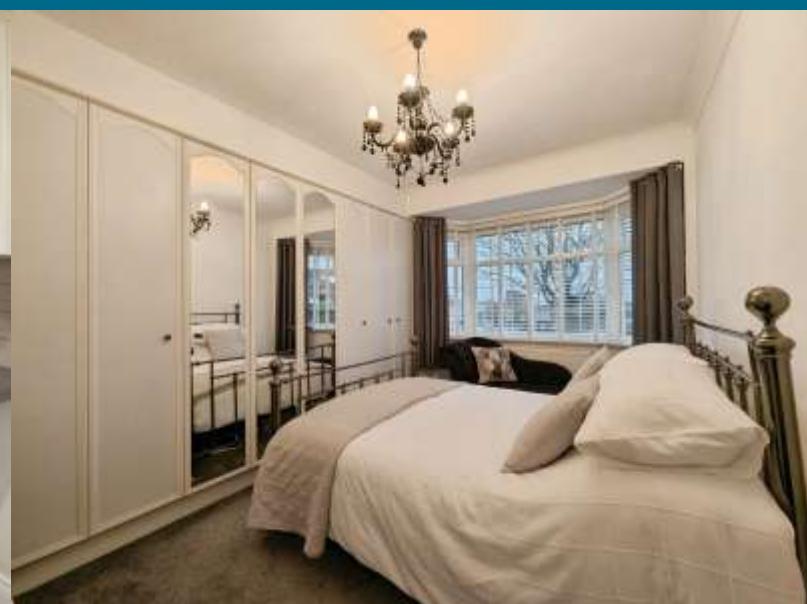
Garage 15' 6" x 9' 5" (4.72m x 2.87m)**External**

Driveway. Gardens to the front and rear.

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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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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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