



Lamedon Mill Close | West Denton Park| NE15 8XS

£184,995



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Fabulous End Terraced House

Three Bedrooms

Breakfasting Kitchen

Lounge

**Cloaks/W.C and Family
Bathroom**

Garden To Front and Rear

Off-street parking

Modern Build

RMS | Rook
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Sayer

Located on Lamedon Mill Close in West Denton Park is this fabulous end terrace house. The property offers no onward chain and briefly comprises an entrance lobby, cloakroom/W.C, breakfasting kitchen, lounge with direct access to the rear garden. The first floor offers three bedrooms and a family bathroom/w.c. Externally there are front and rear gardens. The front offers off street parking and has a side access gate leading to the rear. The rear is mainly laid to lawn with paved seating area.

Located in a residential area of West Denton Park, the property benefits from convenient local amenities including supermarkets, local shops, and cafés. Families will appreciate the choice of nearby schools serving the Lemington and West Denton area, including primary and secondary options within a short drive or bus journey.

Road links are also convenient, with access to the A1 and A69 offering routes towards Gateshead, the Metro Centre, Hexham and further afield.

Entrance Lobby
Stairs to first floor

Cloaks/W.C
Low level W.C, wash hand basin, double glazed window to the front and central heating radiator.

Breakfasting Kitchen 13' 6" Max plus recess x 11' 4" Max (4.11m x 3.45m)
Fitted with a range of wall and base units, electric oven, and hob with extractor hood over, integrated dishwasher, double glazed window to the front, laminate flooring, recess spotlighting, plumbing for automatic washing machine and a stainless-steel sink unit.

Lounge 14' 6" Max x 11' 5" plus storage and recess (4.42m x 3.48m)
Double glazed doors to the rear garden, storage cupboard, and a central heating radiator.

First floor landing
Loft access and a central heating radiator.

Bedroom One 15' 5" plus fitted wardrobes x 9' 6" Max plus recess (4.70m x 2.89m)
Fitted wardrobes, two double glazed windows to the front and a central heating radiator.

Bedroom Two 9' 8" x 8' 4" Max, plus recess (2.94m x 2.54m)
Double glazed window to the rear.

Bedroom Three 6' 7" x 5' 9" Plus recess (2.01m x 1.75m)
Double glazed window to the rear and a central heating radiator.

Bathroom/W.C
Three-piece bathroom suite in white, panelled bath with shower over and privacy screen. Low level WC, wash hand basin, double glazed window to the side and a central heating radiator.

Externally:-

Front Garden
Driveway with lawn area and paved path leading to entrance and side access gate.

Rear Garden
Enclosed lawn garden with paved seating area.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: NA
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.

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

EPC Rating: C
Council Tax: B
WD8460. CC.AF.23/01/2026.V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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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