



Western Avenue | West Denton | NE5 5BU

£195,000



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1

**Fabulous Semi-Detached
Family Home**

Three Bedrooms

Dining Room

Modern Kitchen

Stylish Lounge

Bathroom/Cloaks W.C

Driveway

Attached Garage

RMS | Rook
Matthews
Sayer

We are thrilled to welcome this stunning three-bedroom semi-detached house. Which is offered for sale in the West Denton area of Newcastle upon Tyne and is presented in immaculate condition. The property provides a modern and comfortable accommodation. To the ground floor is a stylish lounge, dining room, with a gorgeous fitted kitchen and a very convenient downstairs cloaks WC. To the first floor there are three lovely bedrooms and a fabulous family bathroom.

Externally there is a garden to the front with a driveway leading to the garage. With a paved patio garden to the rear West Denton area benefits from a good public transport links and local amenities. This includes a range of supermarkets, convenience stores, pubs, cafes and takeaways within 1 mile. The surrounding area has a selection of primary and secondary schools within and in surrounding neighborhoods, contributing to the area's established residential character Overall, this inviting well-presented three-bedroom semi-detached house is expected to have a lot of interest so an early viewing comes highly recommended

Hall
Central heating radiator, storage cupboard, laminate flooring, stairs leading to first floor and a double glazed window.

Lounge 17' 11" including bay window x 11' 11" including alcove (5.46m x 3.63m)
Double glazed bay window to the front, central heating radiator, laminate flooring, and a television point.

Dining Room 10' 6" x 9' 10" (3.20m x 2.99m)
Double glazed window to the rear, central heating radiator, laminate flooring, and recess spot lighting.

Cloakroom/W.C
Double glazed window, low level W.C, pedestal wash hand basin, laminate flooring, chrome heated towel rail.

Kitchen 11' 1" max x 8' 10" max (3.38m x 2.69m)
Fitted with a range of wall and base units, integrated oven and hob with extractor hood over, integrated dishwasher, spray mixer tap and drainer, panel style central heating radiator, laminate flooring and a double glazed window to the rear.

Landing
Double glazed window, loft access and two storage cupboards.

Bedroom One 13' 6" max x 10' 8" max including storage (4.11m x 3.25m)
Double glazed window to the rear, central heating radiator and a storage cupboard.

Bedroom Two 12' 2" including storage x 9' 0" plus recess (3.71m x 2.74m)
Double glazed window to the front, central heating radiator, and a storage cupboard.

Bedroom Three 9' 2" x 7' 6" (2.79m x 2.28m)
Double glazed window to the front, central heating radiator and laminate flooring.

Bathroom/W.C
Double glazed window, pannel path with shower and privacy screen over, vanity wash hand basin, W.C. chrome heated towel rail and recess spotlighting.

Externally

Front Garden
Lawn area with driveway leading to the garage.

Rear Garden
Enclosed paved garden to the rear.

Garage 18' 5" x 10' 1" (5.61m x 3.07m)
Up and over door, plumbing for washer and dryer, power, and lighting.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fibre to cabinet
Mobile Signal Coverage Blackspot: No
Parking: Garage/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

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 Adviser

COUNCIL TAX BAND: B

EPC RATING: TBC
WD8559.BW.AF.11/02/2026.V.2.

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