



Westlands | West Denton | NE5 5AE

# £320,000

Presenting a magnificent semi-detached house for sale, meticulously maintained and in immaculate condition. This splendid property boasts a harmonious blend of elegance and spaciousness. With a total of five bedrooms, with a Jack & Jill ensuite to bedroom one and two, which exudes comfort and luxury.

The property further benefits from two well-appointed reception rooms, perfect for entertaining guests or spending quality time with family. The generous proportions of these rooms allow for flexibility and ease of living. The house also features a modern kitchen, catering to all your culinary needs.

One of the standout features of this property is its excellent location. It enjoys easy access to public transport links, making commuting a breeze. In addition, it's in close proximity to local schools, making it ideal for families seeking a blend of comfort and convenience. The presence of local amenities nearby further enhances the appeal of this house, providing everything you need within easy reach.

This property is perfect for families, offering ample space and a flexible layout to accommodate a busy family life. The house's condition, along with its prime location and well-thought-out internal layout, make it a highly desirable home. Experience the best of semi-detached living with this stunning property.

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**Beautiful family home****Five bedrooms****Jack & Jill Ensuite****Two reception rooms****Modern kitchen****Cloakroom/W.C****Well presented throughout****Front and rear gardens****For any more information regarding the property please contact us today**

**Entrance Porch**  
Double glazed windows and door leading to:-

**Hall**  
Tiled flooring, central heating radiator and stairs up to the first floor.

**Cloakroom/W.C**  
Double glazed window to the front, central heating radiator, low level W.C, vanity wash hand basin, tiled flooring, and recessed downlights.

**Lounge** 14' 4" Into bay x 13' 11" Max (4.37m x 4.24m)  
Double glazed bay window to the front, coving to ceiling, central heating radiator and television point.

**Dining Room** 16' 10" Into bay x 13' 3" (5.13m x 4.04m)  
Double glazed window to the rear, central heating radiator and coving to ceiling.

**Kitchen** 17' 8" Max x 15' 7" Max (5.38m x 4.75m)  
Fitted with a range of wall and base units with work surfaces over and upstands, sink with mixer tap and drainer, integrated 5 ring gas hob with extractor hood over, eye level oven and grill, fridge/freezer and dishwasher, pantry/under stairs storage cupboard, central heating radiator, recessed downlights, tiled flooring, double glazed window and door to the rear.

**Room - (previously garage)** 13' 11" x 7' 3" (4.24m x 2.21m)  
Double glazed window to the front, central heating radiator and plumbing for an automatic washing machine.

**Landing**

**Bedroom One** 16' 4" Into bay x 10' 2" Max plus wardrobes (4.97m x 3.10m)  
Double glazed window to the front, central heating radiator, fitted wardrobes and door leading to:-

**Jack and Jill Ensuite**  
Fitted with low level W.C with concealed cistern, vanity wash hand basin, double shower cubicle, fully tiled and recessed downlights.

**Bedroom Two** 13' 3" Max x 12' 3" Max (4.04m x 3.73m)  
Double glazed window to the rear, central heating radiator, loft access and door leading to Ensuite.

**Bedroom Three** 14' 9" Max x 7' 10" Max (4.49m x 2.39m)  
Double glazed window to the rear, fitted wardrobes and a central heating radiator.

**Bedroom Four** 11' 11" Max x 7' 10" Max (3.63m x 2.39m)  
Double glazed window to the rear, fitted wardrobes and a central heating radiator.

**Bedroom Five**  
Double glazed window to the front, central heating radiator and wood flooring.

**Bathroom/W.C**  
Fitted with a four-piece bathroom suite comprising low level W.C, wall mounted wash hand basin, tiled bath, double shower cubicle, under floor heating, tiled walls, and flooring, recessed down lights and a double glazed window to the rear.



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## Externally

### Front Garden

Large block paved driveway providing parking for multiple vehicles.

### Rear Garden

Enclosed rear garden which is laid to lawn with paved seatings areas.

## **PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas

Broadband: Cable

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.

## **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: C**

## **EPC RATING:**

WD6128.BW.EM.16/06/2025.V.3



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## "DoubleClick Insert Picture" FLOORPLAN

## "DoubleClick Insert Picture" EPC RATING

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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.