



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.

ROOK
MATTHEWS
SAYER



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Beautiful family home

Modern kitchen

Five bedrooms

Cloakroom/W.C

Jack & Jill Ensuite

Well presented throughout

Two reception rooms

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.



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



"DoubleClick Insert Picture" FLOORPLAN

"DoubleClick Insert Picture" EPC RATING

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in

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.

