



Dene Gardens | Lemington | NE15 8RL

£85,000



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1

Mid- Terraced House

Bathroom/W.C

Two Bedrooms

No Onward Chain

Modern Bathroom

Great Investment Opportunity

Neutral Style Kitchen

Front yard rear garden

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A well-presented mid-terrace home offering an excellent investment opportunity with no onward chain. The property features two well-proportioned bedrooms and a spacious lounge, along with a modern fitted kitchen and contemporary bathroom suite.

Externally, the home benefits from a front garden and an enclosed rear yard providing valuable off-street parking. Ideally suited to first-time buyers or investors alike, this property offers comfortable living with practical outdoor space in a convenient setting.

Lemington is a residential area with access to local amenities including shops, cafés and everyday services in nearby. The location is convenient for families, with a choice of primary and secondary schools in the wider Newcastle West area.

Public transport links are available via local bus services and road links are strong, with the A1 Western Bypass accessible by car for travel across Tyneside and beyond.

Entrance Lobby

Lounge 15' 1" Max x 14' 2" Plus recess (4.59m x 4.31m)
Double glazed window to the front and a central heating radiator.

Kitchen 11' 7" x 7' 0" plus recess (3.53m x 2.13m)
Fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with mixer tap and drainer, central heating radiator, under stairs storage, plumbing for automatic washing machine, double glazed window to rear and access to rear yard.

Stairs First Floor
Loft access and double-glazed window to the rear.

Bedroom One 14' 2" Plus recess x 9' 1" Max (4.31m x 2.77m)
Central heating radiator and a double-glazed window to the front.

Bedroom Two 10' 5" Plus storage cupboard x 5' 6" (3.17m x 1.68m)
Storage cupboard, central heating radiator, and a double-glazed window to the front.

Bathroom/W.C
Three-piece bathroom suite in white, double-glazed window to rear, central heating radiator, recess spotlighting, low level w.c and wash hand basin.

Externally

Front Garden
Lawn garden with paved path to entrance.

Rear Yard
Enclosed yard with brick-built outhouse, up and over garage door providing secure off-street parking.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: None
Mobile Signal Coverage Blackspot: No
Parking: On Street Parking

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.

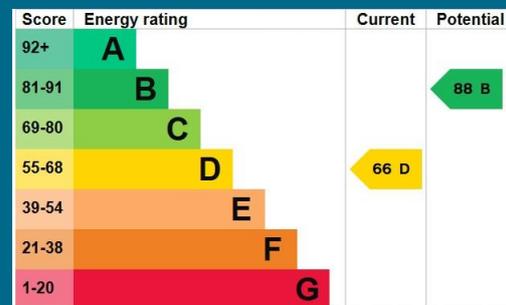
TENURE

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: A

EPC RATING: D

WD8490. BW.AF. 23/02/2026.V.1.



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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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