



Mill Hill Road | East Denton | NE5 2AR

£260,000



4



2



2

**Fabulous Semi- Detached  
Family Home**

**Four Bedrooms**

**Two Reception Rooms**

**Neutral Style Kitchen**

**Front, Side and Rear Garden**

**Bathroom, Ensuite and Cloaks**

**Large Driveway**

**Garage**

**RMS** | Rook  
Matthews  
Sayer

We are delighted to the market this extended four bedroom semi detached house, situated on Mill Hill Road in East Denton and offering spacious family throughout.

The property briefly comprises to the ground floor, an entrance hallway, lounge with bay window, with a spacious second reception to the rear and a lovely large kitchen with access to the garage and access to the side and rear gardens.

To the first floor there are four bedrooms, the main bedroom complete with ensuite facilities, a large family bathroom and additional cloaks WC.

Externally to the front there is driveway for multiple cars leading to the garage. There are also side and rear gardens which are laid to lawn with lovely seating areas.

The location and the surrounding areas provide an excellent range of local services including quality schools, shops, and amenities. There are good bus routes to Newcastle City Centre, the A69 and A1 Interest is expected to be high so an early viewing comes highly recommended.

Hall  
Stairs to first floor.

Lounge 12' 11" Into bay window x 10' 8" Into alcove (3.93m x 3.25m)  
Double glazed bay window to the front, central heating radiator, a feature fire place and a television point.

Reception Room 15' 0" Max plus alcove x 13' 3" Max (4.57m x 4.04m)  
Two double glazed windows to the rear, central heating radiator, storage cupboard and a television point.

Kitchen 12' 1" Max x 10' 10" Max (3.68m x 3.30m)  
Fitted with a range of wall and base units with work surfaces over, 1 ½ bowl sink with mixer tap and drainer, integrated oven with hob and extractor hood over, fridge, plumbing for automated washing machine, dryer, dishwasher, recess spotlighting, double glazed window to the side and doors leading to the rear garden and the garage.

Split Landing  
Access to the loft.

Bedroom One 13' 6" Into bay window x 12' 10" Into alcove (4.11m x 3.91m)  
Double glazed window to the front and a central heating radiator.

Ensuite  
Shower cubicle, tiled flooring, part walls and a double glazed window.

Bedroom Two 12' 1" Max x 10' 10" Max (3.68m x 3.30m)  
Double glazed window to the front and side and a central heating radiator.

Bedroom Three 12' 1" x 10' 10" (3.68m x 3.30m)  
Double glazed windows to the front and side, and a central heating radiator.

Bedroom Four 8' 1" Max x 7' 2" Max (2.46m x 2.18m)  
Double glazed window to the rear and a central heating radiator.

Bathroom/W.C  
Three-piece bathroom suite, panel bath with shower over and privacy screen, low level W.C, pedestal wash hand basin, storage cupboards, shelves and a double glazed window.

Cloakroom/W.C  
Double glazed window, low level WC, vanity wash hand basin, and a central heating radiator

Externally:  
Front Garden  
Block paved drive providing off street parking for multiple vehicles and lawn garden to the side.

Rear Garden  
Enclosed lawn garden with paved seating area.

Garage 16' 1" x 12' 3" (4.90m x 3.73m)  
Door width- 10'0 (Approximately)  
Up and over door with power and lighting.

### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Fibre to premises  
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,

### 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: C

WD8600.BW.AF.13/03/2026 V1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

T: 0191 2671031

Westdenton@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer



**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 relation to this property.



**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.

T: 0191 2671031

Westdenton@rmsestateagents.co.uk

**RMS** | Rook  
Matthews  
Sayer