



Burnstones | West Denton | NE5 2DB

Offers over £125,000



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Mid terrace house

Conservatory

Three spacious bedrooms

No onward chain

Cloakroom/W.C

Front and rear gardens

Open plan Kitchen/diner

Popular location

RMS | Rook
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Sayer

Offered with no onward chain, this well-presented mid-terrace home is situated in a popular location, conveniently close to local amenities and well-served bus routes. The property offers well-proportioned accommodation comprising a welcoming lounge, an open-plan kitchen/diner ideal for modern living, and a conservatory providing additional reception space with direct access to the rear garden.

To the first floor, there are three bedrooms and a family bathroom/WC, while the ground floor further benefits from a convenient cloakroom/WC.

Externally, the property enjoys an enclosed rear garden, making it a great space for relaxing or entertaining. An excellent opportunity for first-time buyers, families, or investors alike

Entrance Porch

Double glazed window and electric heater.

Cloakroom/W.C

Fitted with a low-level WC, wall-mounted wash hand basin, central heating radiator, and extractor fan. The room features part-tiled walls, tiled flooring, and includes a useful storage cupboard.

Lounge 14' 11" x 10' 11" (4.54m x 3.32m)

Double glazed window to the front aspect, central heating radiator, and a feature fireplace with inset hearth and decorative surround.

Open plan Kitchen/Diner

Kitchen Area 9' 8" x 8' 3" (2.94m x 2.51m)

Fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel circular sink with mixer tap and drainer. There is a cooker point with extractor hood over, central heating boiler, and plumbing for an automatic washing machine. Additional features include a central heating radiator and a double glazed window to the rear aspect.

Dining Area 9' 10" x 8' 3" (2.99m x 2.51m)

Double windows and French doors opening to:-

Conservatory 8' 8" x 6' 11" (2.64m x 2.11m)

Double glazed windows, electric heater, and French doors providing access to the rear garden.

Landing

Two storage cupboards.

Bedroom One 11' 5" x 11' 1" (3.48m x 3.38m)

Double glazed window to the rear and a central heating radiator.

Bedroom Two 11' 0" x 9' 8" (3.35m x 2.94m)

Double glazed window to the front and a central heating radiator.

Bedroom Three 8' 7" x 8' 5" (2.61m x 2.56m)

Double glazed window to the rear and a central heating radiator.

Bathroom/W.C

Fitted with a three piece bathroom suite comprising low level W.C, panel bath with shower over and screen, wash hand basin, central heating radiator and a double glazed window.

Externally

Front Garden

Lawn garden with block paved path to entrance.

Rear Garden

Enclosed split-level garden featuring a block-paved patio area with steps leading up to an artificial lawn and planted border.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: On street and communal 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.

RESTRICTIONS AND RIGHTS

Easements, servitudes, or wayleaves? Yes, shared footpath to front.

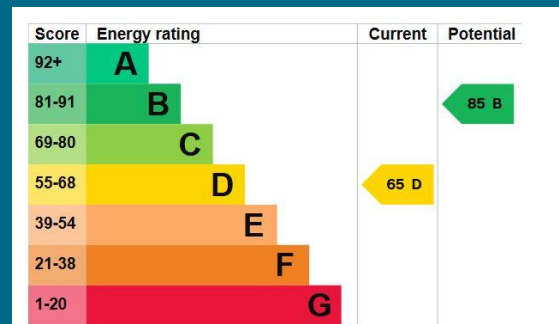
TENURE

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

WD7850/BW/CC/13.04.2026/V.2





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