



Crofton Way | West Denton Park | NE15 8QF

**£160,000**



3



2



1

**Fabulous Semi-Detached House**

**Neutral Style Family Bathroom**

**Three Bedrooms**

**Front, Side and Rear Garden**

**Modern Kitchen**

**No Onward Chain**

**Cosy Lounge**

**Double Driveway**

**RMS** | Rook  
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Situated on Crofton Way in the popular residential area of West Denton Park, this very well presented three-bedroom semi-detached home is finished to a good standard throughout, making it ideal for first-time buyers and growing families alike. The ground floor briefly comprises a hallway, cloaks WC, lounge, dining room, perfect for both relaxing and entertaining, a fitted kitchen including integrated oven, hob and extractor hood and plumbing for a washing machine. To the first-floor landing there are three bedrooms, along with a contemporary family bathroom/WC. Externally, the property benefits from front, rear and side gardens. The front garden is mainly laid to lawn with a paved driveway for two to three cars, a tiered garden to the rear and a lawn and patio area to the side. With a couple of miles, the property is well placed for local amenities including shops, supermarkets, and everyday services. Families will appreciate the choice of nearby primary and secondary schools. Good public transport links are available, with regular bus services providing convenient access into Newcastle upon Tyne City Centre and the Metro Centre Overall, this immaculate three-bedroom semi-detached home combines practical living space, attractive outdoor areas.

Hall  
Door leading to lounge and cloakroom W.C.

Cloakroom/W.C  
A double glazed window, wash hand basin, central heating radiator, low level W.C and recess spot lighting.

Lounge 13' 9" plus bay window x 13' 1" plus stairs  
(4.19m x 3.98m)  
Double glazed bay window to the front and two central heating radiators.

Dining Room 9' 8" plus doors and recess x 7' 6" Max  
(2.94m x 2.28m)  
Double glazed doors to the rear, central heating radiator.

Kitchen 9' 6" plus storage x 8' 0" max plus doors and recess  
(2.89m x 2.44m)  
Fitted with a range of wall and base units with work surfaces over, integrated oven, hob with extractor hood over, stainless steel sink with mixer tap and drainer, plumbing for automated washing machine, double glazed window to the rear, a central heating radiator and a door leading to the side.

Landing  
Double glazed window, storage and a central heating radiator.

Bathroom  
Three-piece bathroom suite, partially tiled with a panel bath with shower over and privacy screen, pedestal wash hand basin, low level w.c, central heating radiator and a double glazed window.

Bedroom One 10' 3" plus wardrobes x 7' 10" plus recess  
(3.12m x 2.39m)  
Double glazed window to the front, central heating radiator and fitted wardrobes.

Bedroom Two 9' 4" plus wardrobes x 8' 2" plus recess  
(2.84m x 2.49m)  
Double glazed window to the rear, central heating radiators and fitted wardrobes.

Bedroom Three 7' 9" x 7' 2" (2.36m x 2.18m)  
Double glazed window to the front and a central heating radiator.

**Externally:**  
Front garden with grass area and block paved drive providing parking for two.

Side gate leading to the rear garden.

Rear enclosed garden with paved, grass and gravel area.  
Side paved area with three tier gravel area.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains Gas  
Broadband: Not Known  
Mobile Signal Coverage Blackspot: No  
Parking: Driveway

**MINING**

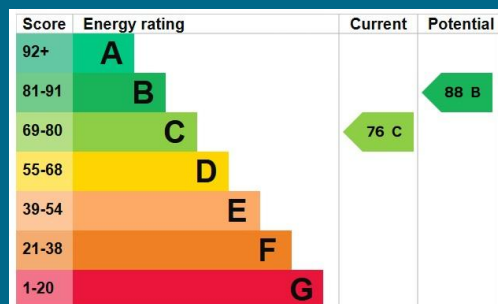
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

**TENURE**

The property is currently registered as leasehold with the Land Registry. However, the current owner has advised that they have purchased the freehold, which will be formally registered prior to the completion of any sale.

**COUNCIL TAX BAND: B**

**EPC RATING: C**  
WD8583.BW.AF.10/03/2026.V.1.





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