



Links Walk | West Denton | NE5 2YT

**£110,000**



3



1



2

**Mid terrace house**

**No onward chain**

**Three bedrooms**

**Bathroom/W.C**

**Kitchen/Diner**

**Enclosed rear garden**

**Cloakroom/W.C**

**Ideal for first time buyers**

**RMS** | Rook  
Matthews  
Sayer

An ideal opportunity for first time buyers or investors, this mid terrace home is offered for sale with no onward chain. Well-proportioned throughout, the property briefly comprises an entrance lobby, hallway, cloakroom/W.C., spacious lounge, and a fitted kitchen/diner to the ground floor. To the first floor are three bedrooms and a family bathroom/W.C. Externally, the property benefits from enclosed garden and is conveniently located for local amenities, schools and transport links.

Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

Entrance Lobby  
Door to hallway.

Hallway  
Stairs up to the first floor.

Cloakroom/W.C  
Fitted with a low level W.C with concealed cistern, vanity wash hand basin and a double glazed window.

Lounge 14' 7" x 11' 7" (4.44m x 3.53m)  
Double glazed window to the front, electric heater, television point, dado rail and feature fireplace.

Kitchen/Dining Room 17' 9" x 11' 5" (5.41m x 3.48m)  
Fitted with a range of modern wall and base units with work surfaces over, splash back tiling, a stainless steel sink with mixer tap and drainer, plumbing for an automatic washing machine, and a fitted electric hob with oven below and extractor hood above. Further benefits include a storage cupboard, electric heater, tiled flooring, double glazed windows to the front and rear, and a door providing access to the rear.

Landing  
Two storage cupboards and a double glazed window.

Bedroom One 11' 9" x 9' 11" (3.58m x 3.02m)  
Double glazed window to the rear.

Bedroom Two 11' 9" x 8' 7" (3.58m x 2.61m)  
Double glazed window to the rear and electric storage heater.

Bedroom Three 9' 4" x 7' 0" (2.84m x 2.13m)  
Double glazed window and electric storage heater.

Bathroom/W.C  
Fitted with a three piece white bathroom suite comprising low level w.c, pedestal wash hand basin, panelled bath with shower over, tiled flooring and a double glazed window to the front.

**Externally**

Rear Garden  
There is a rear enclosed garden with gravel, lawn and paved seating area's.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Mains – Electric  
Broadband: None  
Mobile Signal Coverage Blackspot: No  
Parking: On street

**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.

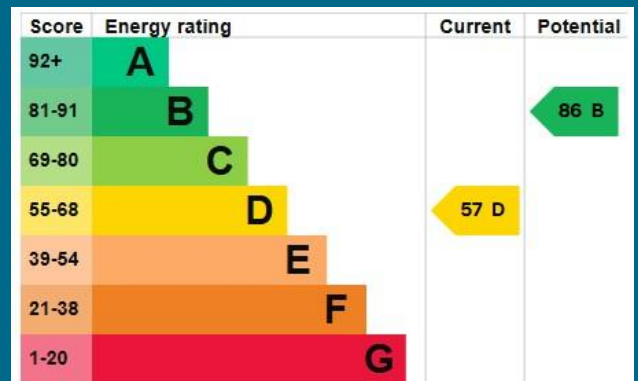
**TENURE**

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**

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