



The Roman Way | West Denton | NE5 5AD

**£250,000**



4



2



2

**Extended Family Home**

**Four Bedrooms**

**Open Plan Lounge/Dining Room**

**Modern Fitted Kitchen**

**Ensuite to Main Bedroom**

**Second Reception Room**

**No Onward Chain**

**Front and Rear Gardens**

**ROOK  
MATTHEWS  
SAYER**

Offered with no onward chain, this extended family home is situated on Roman Way in West Denton and offers spacious accommodation throughout.

The property briefly comprises an entrance hall, open-plan lounge/dining room, generously sized kitchen, and a second reception room.

To the first floor, there are four bedrooms, including a main bedroom with en-suite shower room, along with a four-piece family bathroom/W.C.

Externally, the property benefits from front and rear gardens, together with a driveway to the side providing off-street parking for up to three vehicles.

Viewing is highly recommended to fully appreciate the spacious accommodation and convenient location on offer.

#### Entrance Hall

Double-glazed window to the side, built-in storage cupboard, and central heating radiator.

#### Open Plan Lounge/Dining Room

Lounge 27' 6" Into Bay, Max x 11' 11" Max (8.38m x 3.63m)  
Double-glazed bay window to the front, decorative coving, two central heating radiators, fireplace surround with hearth, and double-glazed French doors leading to the rear garden.

#### Dining Room 11' 10" x 8' 11" (3.60m x 2.72m)

Double-glazed window and electric storage heater.

#### Breakfasting Kitchen 16' 1" Max x 15' 3" Max (4.90m x 4.64m)

Fitted with a range of wall and base units with work surfaces over, complementary splashback tiling, a stainless-steel sink with mixer tap and drainer, plumbing for an automatic washing machine, gas range cooker, tiled flooring, central heating radiator, recessed downlights, and double-glazed windows with French doors to the front and rear.

#### Landing

Storage cupboard.

#### Bedroom One 15' 4" Max x 12' 1" Max (4.67m x 3.68m)

Double-glazed windows to the front and side, and a central heating radiator.

#### Ensuite

Fitted with a low-level W.C., pedestal wash hand basin with tiled splashback, shower cubicle, tiled flooring, and a double-glazed window.

#### Bedroom Two 13' 6" x 7' 9" Plus Large Recess (4.11m x 2.36m)

Double-glazed window to the side and a central heating radiator.

#### Bedroom Three 12' 2" Max, including storage cupboard x 9' 0" (3.71m x 2.74m)

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

#### Bedroom Four 9' 0" x 7' 9" (2.74m x 2.36m)

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

#### Bathroom/W.C

Fitted with a four-piece bathroom suite comprising a low-level W.C., pedestal wash hand basin with tiled splashback, free-standing clawfoot bath, separate shower cubicle, central heating radiator, tiled flooring, double-glazed window, and loft access.

#### Externally

##### Front Garden

Lawned garden with a block-paved driveway, steps leading to the front entrance, and a side access gate providing access to the rear garden.

##### Rear Garden

Enclosed garden laid to lawn with mature shrubs.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains- Gas

Broadband: None

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.

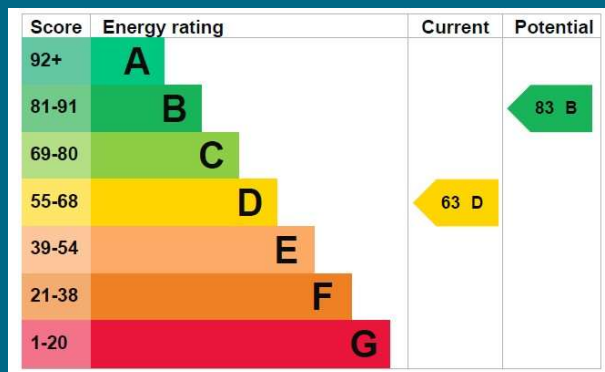
#### TENURE

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: B

#### EPC RATING: D

WD8669/BW/EM/25.06.2026/V.1



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