



Whickham View, Denton Burn, Newcastle upon Tyne NE15 6TB

Offers Over: £130,000

Available for sale is this semi detached house located in Denton Burn. The accommodation to the ground floor briefly comprises of hallway, lounge, dining room and kitchen. To the first floor is a landing, two bedrooms and bathroom. Externally, there is a driveway to the front, and gardens to the front and rear.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: A

EPC Rating: TBC

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Semi Detached House

Driveway

Two Bedrooms

Gardens to Front & Rear

Two Reception Rooms

Close to Amenities

For any more information regarding the property please contact us today

Room Descriptions

Hallway

Double glazed window to the side. Stairs to first floor landing. Radiator.

Lounge 13' 11" into bay x 11' 8" (4.24m x 3.55m)

Double glazed window to the front. Radiator.

Dining Room 12' 1" x 11' 11" (3.68m x 3.63m)

Double glazed window to the rear. Two storage cupboards. Radiator.

Kitchen 9' 4" x 8' 8" (2.84m x 2.64m)

Double glazed window to the rear. Door to the rear. Radiator.

First Floor Landing

Loft access. Radiator.

Bedroom One 14' 1" max x 15' 3" into bay (4.29m x 4.64m)

Double glazed bay window to the front. Double glazed window to the front. Radiator.

Bedroom Two 12' 6" into wardrobe x 7' 7" (3.81m x 2.31m)

Double glazed window to the rear. Radiator. Fitted wardrobe.

Bathroom 8' 2" x 7' 2" (2.49m x 2.18m)

Frosted double glazed window to the rear. Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Radiator.

External

Driveway. Gardens to the front and rear.

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T: 0191 274 4661

Fenham@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
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.

RESTRICTIONS AND RIGHTS

Listed? No
Conservation Area? No
Restrictions on property? No
Easements, servitudes or wayleaves? No
Public rights of way through the property? No

RISKS

Flooding in last 5 years: No
Risk of Flooding: Zone 1
Any flood defences at the property: No
Coastal Erosion Risk: Low
Known safety risks at property (asbestos etc...): No

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No
Outstanding building works at the property: No

ACCESSIBILITY

This property has no accessibility adaptations.

TENURE

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.

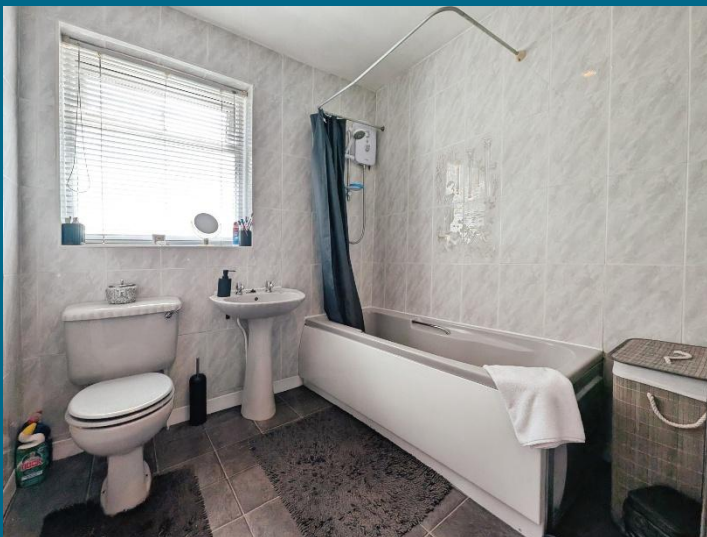
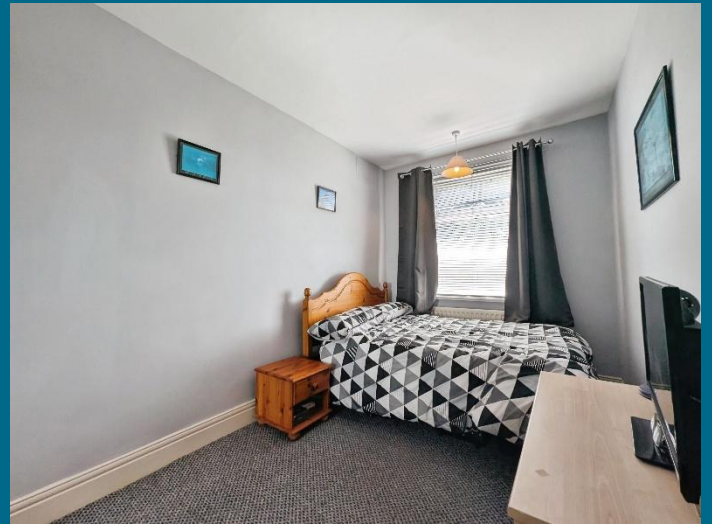
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EPC Rating – To Follow

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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.

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