



Morley Hill Road | East Denton | NE5 2AQ

£200,000



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Semi Detached House

Modern Fitted Kitchen

Three Bedrooms

Wet Room/W.C

Open Plan Lounge/Dining

Front & Rear Gardens

Sun Room

No Onward Chain

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Matthews
Sayer

Offered for sale with no onward chain, this well-presented semi-detached family home provides spacious and versatile accommodation, ideal for a range of buyers. Internally, the property comprises an entrance hall, cloakroom/WC, fitted kitchen with direct access to the rear garden, and a generous open-plan lounge/dining room which flows through to the bright and welcoming sun room, creating an excellent space for both everyday living and entertaining. The property further benefits from a modern security alarm system, which can be conveniently controlled and monitored via a smartphone application. To the first floor, there are three well-proportioned bedrooms, two of which benefit from fitted wardrobes with sliding mirrored doors. A wet room/WC completes the accommodation. Externally, the property enjoys both front and rear gardens. The front garden is block paved, providing ample off-street parking and access to the attached single garage. The enclosed rear garden is mainly laid to lawn and features a paved patio area, offering an ideal space for outdoor relaxation and family enjoyment. The property is conveniently situated within a popular residential location, with an excellent range of local amenities nearby, including well-regarded schools, shops, and leisure facilities. There are also excellent transport links, with regular bus services to Newcastle City Centre and easy access to the A69 and A1, making it ideal for commuters.

Agent's Note: Please be advised that an AML fee will be payable upon acceptance of an offer. This fee covers the cost of conducting the necessary identity verification and anti-money laundering checks.

Entrance Hall
Stairs up to the first floor, central heating radiator and under stair storage cupboard.

Cloakroom/W.C
Fitted with a low level W.C, wash hand basin, chrome heated towel rail and a double glazed window.

Open plan Lounge/Dining Room
Lounge Area 13' 5" Into bay x 12' 4" Into alcove (4.09m x 3.76m)
Central heating radiator, double glazed bay window to the front, recessed downlights, television point and electric wall mounted fire.

Dining Area 13' 8" Max x 7' 11" Max (4.16m x 2.41m)
Vertical central heating radiator, recessed downlights and double doors leading to: -

Sun Room 9' 4" Max x 7' 7" Max (2.84m x 2.31m)
Central heating radiator, double glazed windows and French doors leading to the rear garden.

Kitchen 14' 3" Max x 9' 1" Max (4.34m x 2.77m)
Fitted with a range of wall and base units with work surfaces over and upstands, sink with mixer tap and drainer, integrated hob with oven below and extractor hood over, plumbing for an automatic washing machine, recessed downlights, double glazed windows to the rear and door leading to the rear garden.

Landing
Double glazed window to the side and loft access.

Bedroom One 13' 10" Into bay x 9' 3" Plus wardrobes (4.21m x 2.82m)
Double glazed bay window to the front, central heating radiator and fitted wardrobes with sliding mirrored doors.

Bedroom Two 8' 10" Plus wardrobes x 7' 10" Max (2.69m x 2.39m)
Double glazed window to the rear, central heating radiator and fitted wardrobes with sliding mirrored doors.

Bedroom Three 7' 3" x 7' 1" (2.21m x 2.16m)
Double glazed window to the front and a central heating radiator.

Wet Room
Fully tiled with a low level w.c, vanity wash hand basin, walk in shower, chrome heated towel rail, recessed downlights and a double glazed window to the rear.

Externally
Front Garden
Block paved driveway leading to the single garage and lawn area to the side.

Rear Garden
Enclosed lawn garden with paved patio area.

Garage 12' 9" Max x 7' 1" Max (3.88m x 2.16m)
Door width 6' 9" (2.06m)
Power, lighting and up and over door.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: Garage and 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.

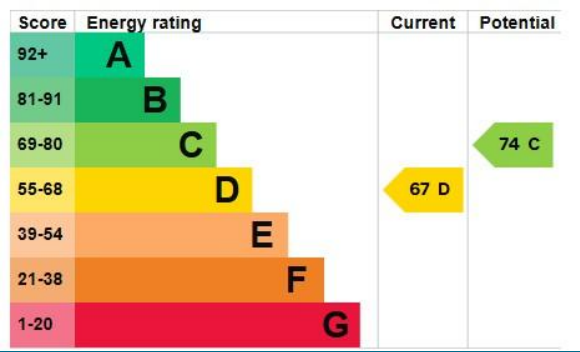
ACCESSIBILITY
This property has "has / has no" no accessibility adaptations:

- Wet room

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

WD8629/BW/EM/17.06.2026/V.2





Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in

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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