



Southway | South West Denton | NE15 7RD

£190,000



3



1



1

Semi detached family home

Bathroom/W.C

Three bedrooms

No onward chain

Open plan lounge/dining room

Front and rear gardens

Breakfasting Kitchen

Single garage

RMS | Rook
Matthews
Sayer

A well-presented semi-detached family home offered with no onward chain, providing an excellent opportunity for buyers seeking a straightforward purchase and a property that could benefit from some updating. The accommodation briefly comprises an entrance hall, a bright and spacious lounge/dining room, and a fitted kitchen with direct access to the rear garden. To the first floor there are three bedrooms together with a family bathroom/W.C. Externally, the property benefits from well-maintained front and rear gardens. The front features a lawned garden with planted borders and a driveway to the side providing off-road parking and leading to a single garage. The enclosed rear garden is mainly laid to lawn with a paved seating area, ideal for outdoor entertaining and family use. Conveniently located close to a range of local amenities including shops and cafes, the property also offers excellent transport links with easy access to both the A1 and A69, 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.

AGENTS NOTE; the current owners are not currently named on land registry (subject to a pending application).

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

Open Plan Lounge and Dining Room
Lounge Area 15' 1" Max x 11' 4" Max (4.59m x 3.45m)
Double glazed window to the front, central heating radiator, coving to the ceiling, and a feature fireplace with inset fire and hearth.

Dining Room 10' 7" Max x 9' 3" Max (3.22m x 2.82m)
Central heating radiator, coving to the ceiling, and a double glazed window and door leading to the rear garden.

Breakfasting Kitchen
13' 10" Max plus storage cupboard x 8' 3" Plus recess (4.21m x 2.51m)
Fitted with a range of wall and base units with work surfaces over, tiled splash backs, stainless steel sink with mixer tap and drainer, and integrated appliances including an electric hob with extractor hood over, eye-level oven and grill, fridge, freezer, and dishwasher. Plumbing for an automatic washing machine, plus a double glazed window and door to the rear.

Landing
Double glazed window to the side and access to the loft.

Bedroom One 11' 6" Max x 8' 2" Plus wardrobes (3.50m x 2.49m)
Double glazed window to the front, central heating radiator, and fitted wardrobes.

Bedroom Two 11' 7" Including wardrobes x 8' 5" Plus wardrobes (3.53m x 2.56m)
Double glazed window to the rear, coving to the ceiling, central heating radiator, and fitted wardrobes.

Bedroom Three 8' 2" Including wardrobes x 7' 3" Max (2.49m x 2.21m)
Double glazed window to the front, coving to the ceiling, central heating radiator, and fitted wardrobes.

Bathroom/W.C
Fitted with a low-level WC, pedestal wash hand basin, panelled bath with shower over and screen, full tiling, and a double-glazed window.

Externally

Front Garden
Lawned garden with planted borders and a driveway to the side leading to a single garage.

Rear Garden
Enclosed lawned garden with a paved seating area.

Garage 17' 3" Max x 8' 2" Max (5.25m x 2.49m)
Door width 6' 10" Approx (2.08m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains – Gas
Broadband: Fibre to cabinet
Mobile Signal Coverage Blackspot: No
Parking: Garage/Driveway

MINING

The Northeast 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.

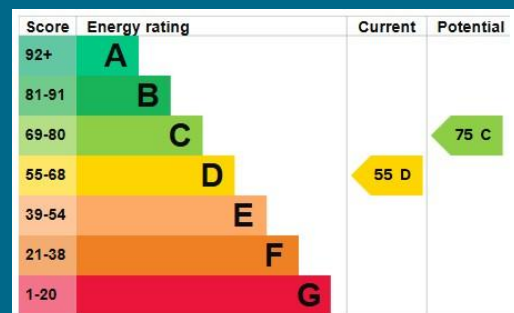
TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
Length of Lease: 999 years from 1967
Ground Rent: £8 per annum

COUNCIL TAX BAND: B

EPC RATING: D

WD8670/12/06/2026/EM/BW/V.1





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.



T: 0191 2671031

Westdenton@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer