



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.

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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.

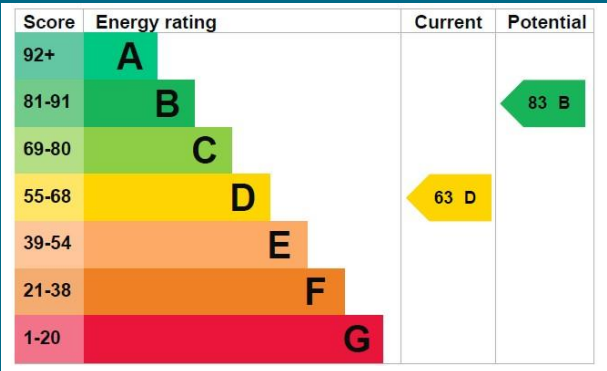
TENURE

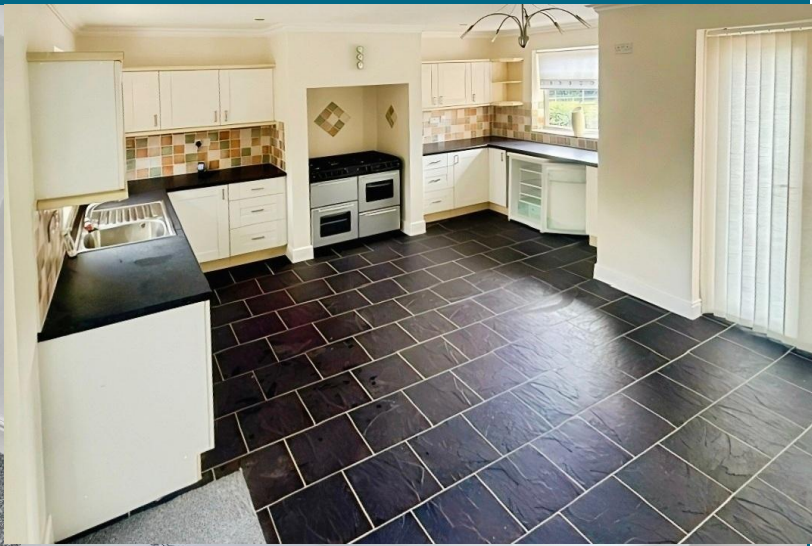
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: D

WD8669/BW/EM/25.06.2026/V.1





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 relation to this property.



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.