



The Roman Way | West Denton | NE5 5AB

£205,000



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Extended Family Home

Popular Location

Three Bedrooms

Three Piece Bathroom Suite

Kitchen/Diner

Front and Rear Gardens

Lounge with Bay Window

Single Garage and Driveway

RMS | Rook
Matthews
Sayer

This extended semi-detached house offers well-proportioned accommodation throughout. While offering excellent potential, the property does require some updating throughout, providing an ideal opportunity for purchasers to modernise and personalise to their own tastes.

The ground floor comprises an entrance hall leading to a spacious sitting room with a feature bay window. To the rear is an extended kitchen/dining room fitted with a range of traditional units. A door provides direct access to the rear garden, while a useful utility area adds further practicality and storage options.

To the first floor are three well-proportioned bedrooms and a family bathroom fitted with a bath with shower over, WC and wash basin, alongside a useful storage cupboard. Two of the bedrooms also benefit from fitted wardrobes, providing valuable storage solutions.

Externally, the property enjoys a driveway providing off-street parking and a garage, with mature trees enhancing the front aspect. To the rear is a well-enclosed, featuring a lawn together with established trees and planting, creating a pleasant and private outdoor space.

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
Central heating radiator and staircase leading to the first floor.

Lounge 15' 4" Into bay x 11' 11" Into alcove (4.67m x 3.63m)
Double glazed bay window to the front elevation, central heating radiator, decorative coving to the ceiling, and a feature fireplace with a marble hearth.

Kitchen/Diner 13' 8" Max x 9' 11" Plus 7' 7" x 4' 7" (4.16m x 3.02m Plus (2.31m x 1.40m)
Fitted with a range of wall and base units with work surfaces over, incorporating a 1½ bowl sink with mixer tap and drainer, plumbing for an automatic washing machine, and an integrated fridge/freezer. Features include a central heating radiator, part-tiled flooring, and a useful under-stairs utility area. Double-glazed window to the rear and a door providing access to the rear garden.

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

Bedroom One 14' 5" Into bay x 9' 3" Plus wardrobes (4.39m x 2.82m)
Double glazed bay window to the front, central heating radiator, and built-in wardrobes featuring sliding mirrored doors.

Bedroom Two 9' 5" Max x 8' 4" Plus wardrobes (2.87m x 2.54m)
Double glazed bay window to the front elevation, central heating radiator, and fitted wardrobes with sliding mirrored doors.

Bedroom Three 7' 1" x 6' 5" (2.16m x 1.95m)
Double-glazed window to the front elevation and central heating radiator.

Bathroom/W.C
Fitted with a three-piece coloured bathroom suite comprising a low-level W.C., panel bath with shower over and screen, and a wall-mounted wash hand basin, with part-tiled walls, airing cupboard, and a double-glazed window to the rear.

Externally
Front Garden
Block-paved driveway providing off-street parking for multiple vehicles and leading to a single garage.

Rear Garden
Enclosed lawned garden with paved seating area and mature shrubs.

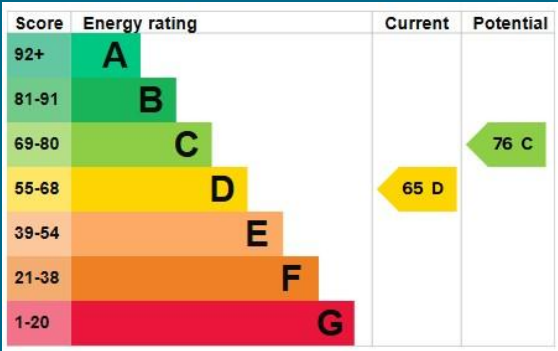
Garage 20' 0" Max x 8' 3" Max (6.09m x 2.51m)
Door width 7' 0" (2.13m)
Up-and-over door, with a window and rear door providing access to the garden.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains – Gas
Broadband: Fibre to Premises
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
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
WD8666/03.06.2026/BW/EM/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.

