



West Vallum, Denton Burn, Newcastle upon Tyne NE15 7TL

Offers Over: £150,000

For sale with no chain is this semi detached house located in Denton Burn. The accommodation to the ground floor briefly comprises of hallway, lounge, inner hallway, kitchen, WC and utility. To the first floor is a landing, two bedrooms and bathroom. Externally, there are gardens to the front and rear, and driveway situated to the side.

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: C

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Semi Detached House

Ground Floor WC

No Chain

Utility Room

Two Bedrooms

Gardens & Driveway

For any more information regarding the property please contact us today

Room Descriptions

Hallway

Stairs to first floor landing. Radiator.

Lounge 15' 5" x 11' 6" max (4.70m x 3.50m)

Double glazed bay window to the front. Radiator.

Inner Hallway

Storage cupboard.

Kitchen 10' 11" x 10' 10" (3.32m x 3.30m)

Double glazed window to the rear. Electric oven. Gas hob. Sink/drain. Radiator.

WC

Frosted double glazed window to the rear. Low level WC.

Utility 18' 2" x 5' 8" (5.53m x 1.73m)

Doors to the front and rear. Frosted double glazed window to the front. Wall/base units. Plumbed for washing machine. Sink/drain. Radiator.

First Floor Landing

Frosted double glazed window to the side. Loft access.

Bedroom One 12' 3" into bay x 11' 2" (3.73m x 3.40m)

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

Bedroom Two 9' 3" x 8' 1" (2.82m x 2.46m)

Double glazed window to the rear. Radiator.

Bathroom 6' 2" x 5' 4" (1.88m x 1.62m)

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

External

Gardens to the front and rear. Driveway to the side.

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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.

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

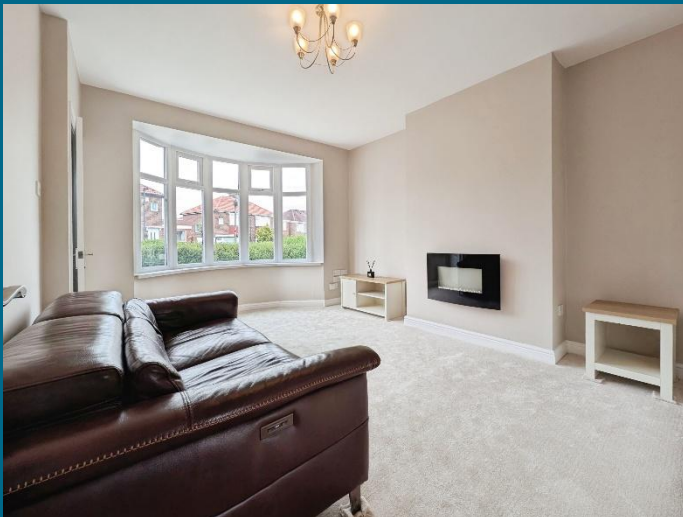
ACCESSIBILITY

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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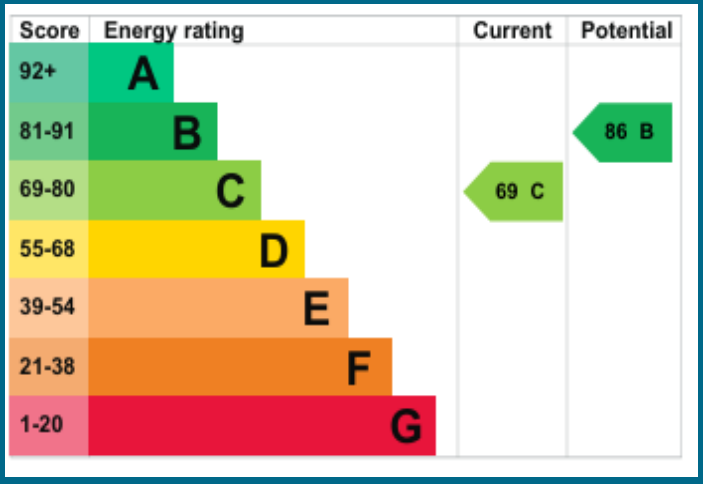
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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some 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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