



Wood Grove, Denton Burn, Newcastle upon Tyne NE15 7TF

Offers Over: £210,000

Available for sale is this well presented semi detached house located in Denton Burn. The accommodation to the ground floor briefly comprises of hallway, lounge, WC, kitchen with dining area and leading to conservatory, and separate utility room. To the first floor is a landing, three bedrooms and bathroom. Externally, there is a driveway, garage and gardens to the front and rear.

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: C

EPC Rating: C

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Semi Detached House

Conservatory

Three Bedrooms

Utility Room

Ground Floor WC

Driveway, Garage & Gardens

For any more information regarding the property please contact us today

Room Descriptions

Hallway

Stairs to first floor landing. Radiator.

Lounge 11' 5" x 14' 8" (3.48m x 4.47m)

Double glazed window to the front. Radiator.

WC

Low level WC. Vanity wash hand basin. Radiator.

Kitchen 10' 8" x 18' 3" (3.25m x 5.56m)

Double glazed window to the rear. Dining area. Sink/drainer. Electric oven. Breakfast bar. High gloss units. Gas hob. Extractor hood. Opens into conservatory.

Conservatory 10' 0" x 8' 10" (3.05m x 2.69m)

Door to the rear. Radiator.

Utility Room 8' 11" x 8' 3" (2.72m x 2.51m)

Double glazed window to the rear. Plumbed for washing machine. Base units. Sink. Door to the rear. Radiator.

First Floor Landing

Double glazed window to the rear. Loft access.

Bedroom One 11' 11" x 11' 5" into wardrobe (3.63m x 3.48m)

Double glazed window to the front. Fitted wardrobe. Radiator.

Bedroom Two 11' 7" max x 11' 3" into wardrobe (3.53m x 3.43m)

Double glazed window to the rear. Fitted wardrobe. Storage cupboard. Radiator.

Bedroom Three 9' 0" x 7' 7" (2.74m x 2.31m)

Double glazed window to the front. Radiator.

Bathroom 8' 7" x 5' 5" (2.61m x 1.65m)

Frosted double glazed windows to the rear and side. Shower cubicle. Vanity wash hand basin. Low level WC. Spotlights. Heated towel rail.

External

Driveway. Garage. Gardens to the front and rear.

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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.

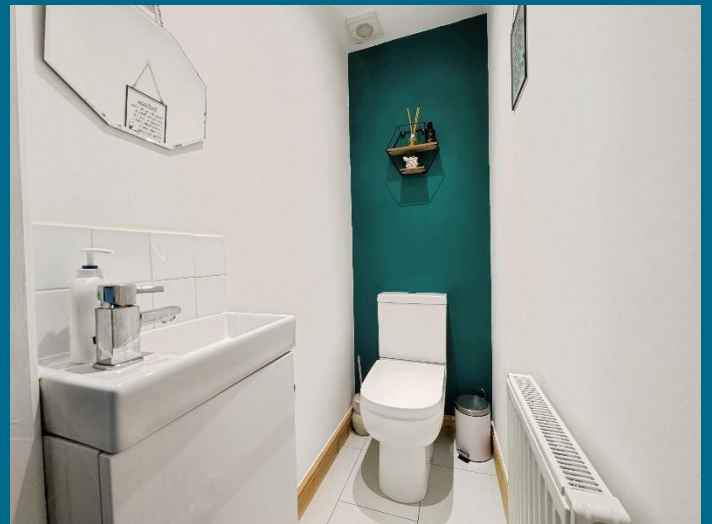
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.