



Heathwell Road, Denton Burn, Newcastle upon Tyne NE15 7UQ

Asking Price: £155,000

Situated in Denton Burn is this semi detached, available for sale. The accommodation to the ground floor briefly comprises of hallway, lounge, kitchen/diner, second reception room and utility. To the first floor is a landing, two bedrooms and bathroom. Externally, there is a driveway to the front and garden to the 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: A
EPC Rating: D

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Semi Detached House

Utility

Two Bedrooms

Driveway

Two Reception Rooms

Rear Garden

For any more information regarding the property please contact us today

Room Descriptions

Hallway

Stairs to first floor landing. Leads to kitchen, lounge and second reception room.

Lounge 10' 3" x 19' 4" into alcove (3.12m x 5.89m)

Double glazed French door to rear. Double glazed window to front. Radiator. Coving.

Kitchen/Diner 20' 0" x 15' 9" max (6.09m x 4.80m)

Double glazed window to side and rear. Double sink/drain. Access to utility. Coving. Double glazed French door to rear. Two radiators.

Second Reception Room 6' 3" x 11' 1" (1.90m x 3.38m)

Double glazed window to the front. Pedestal basin with mixer tap.

Utility 6' 8" x 7' 11" (2.03m x 2.41m)

Plumbed for washing machine. Boiler location.

First Floor Landing

Double glazed window to the side. Access to bedrooms and bathroom. Loft access.

Bedroom One 16' 3" x 8' 8" (4.95m x 2.64m)

Double glazed window to the front and rear. Two radiators. Coving.

Bedroom Two 8' 11" x 7' 1" (2.72m x 2.16m)

Double glazed window to the rear. Radiator.

Bathroom 7' 0" x 10' 0" (2.13m x 3.05m)

Double glazed window to the front. Corner panelled bath. Shower cubicle. Low level WC. Pedestal wash hand basin. Radiator.

External

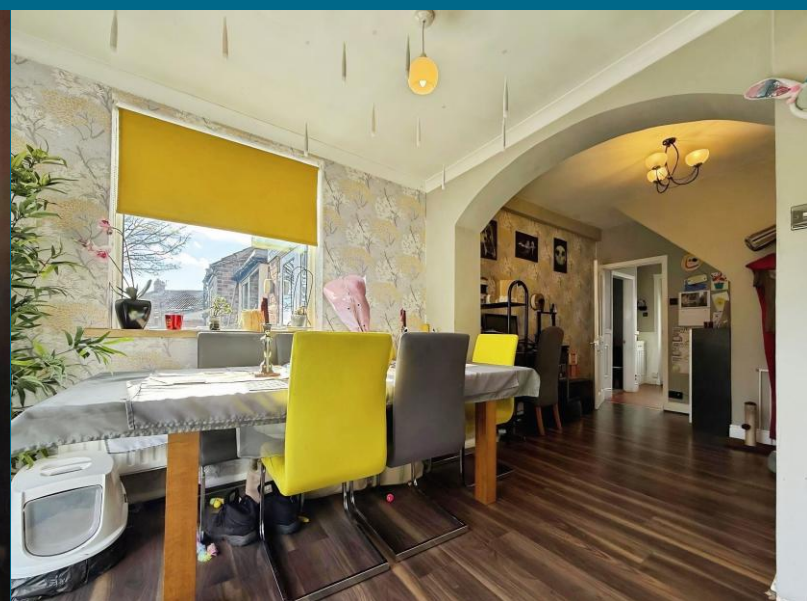
Driveway to the front. Garden to the rear with decking and grassed areas.

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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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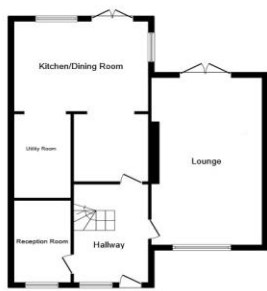
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Ground Floor
Floor area 78.4 sq.m. (844 sq.ft.)



First Floor
Floor area 31.4 sq.m. (338 sq.ft.)

Total floor area: 109.8 sq.m. (1,182 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any errors, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 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



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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