



Roman Grange | West Denton Close | NE15 7LU

Auction Guide Price £360,000



3



1



2

Substantial detached family home

Versatile accommodation

Three well-proportioned bedrooms

Open-plan Kitchen, lounge & diner

Ensuite facilities to main bedroom

Extensive storage space throughout

Requires refurbishment throughout

Two double garages

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For sale by auction - Live online Auction 30th September 2026 – Option 2

A substantial detached family home offering generous and versatile accommodation, set within a sizeable plot with extensive living space, multiple bedrooms and extensive garaging. Requiring refurbishment and updating throughout, the property presents an excellent opportunity for buyers to create a home to suit their own tastes and requirements.

The accommodation is arranged over two levels and briefly comprises an entrance hall with access to both the lower ground and upper floors. The main living area is an open-plan kitchen, lounge and dining room, providing a spacious layout for everyday family life and entertaining. The kitchen is fitted with a range of units and integrated appliances, while the living area features a log-burning stove and direct access to the rear garden via patio and bi-folding doors.

There are three well-proportioned bedrooms, with two benefiting from direct access to the garden. The main bedroom is served by an en suite shower room, while the family bathroom comprises a four-piece suite including a jacuzzi bath and separate walk-in shower.

The lower ground floor provides a utility room, hallway, storage area, cloakroom/WC and two double garages, together with additional storage rooms offering excellent space for vehicles, workshops, hobbies or general storage.

While the property requires work throughout, its generous room sizes, flexible layout and extensive accommodation offer considerable scope for improvement and potential to create a spacious family home.

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360
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Entrance Hall
With staircase access to both the lower ground and upper floors.

Open-Plan Kitchen, Lounge & Dining Area
27'6" x 23'9" (8.38m x 7.23m) plus 21'2" x 14'0" (6.45m x 4.26m)
An open-plan living space with fitted with a range of base units with complementary work surfaces, incorporating a 1½ bowl sink with mixer tap and drainer. Integrated appliances include an oven, grill, dishwasher, and wine cooler, with additional space for a fridge/freezer. The room benefits from two double glazed windows to the front, a television point, a feature log burner with hearth, inset spotlights, and additional double glazed windows. Patio doors to the side and bi-folding doors to the rear create a seamless connection to the garden.

Bedroom 27'6" x 23'9" (8.38m x 7.23m) plus 21'2" x 14'0" (6.45m x 4.26m)
A double glazed window, recessed downlights, and patio doors providing direct access to the rear garden.

Bedroom 12'9" x 9'8" (3.88m x 2.94m)
Double bedroom with a double glazed rear-facing window, recessed downlights, and television point.

Bedroom 15'6" x 22'10" (4.72m x 6.95m)
Spacious double bedroom benefiting from two double glazed windows and double glazed doors leading directly to the rear garden.

En Suite
Fully tiled, comprising a walk-in shower and a low-level WC with concealed cistern.

Family Bathroom/WC 10'1" x 9'4" (3.07m x 2.84m)
A fully tiled four-piece suite featuring a jacuzzi bath, walk-in shower enclosure, vanity wash hand basin, and low-level WC with concealed cistern. Further benefits include inset spotlights and a double glazed window to the front elevation.

Lower Ground Floor

Hallway

Utility Room 15'2" x 9'11" (4.62m x 3.02m)
A utility space providing additional storage and laundry facilities.

Storage Area 11'0" x 6'9" (3.35m x 2.06m)

Double Garage 23'9" x 18'6" (7.23m x 5.63m)
Large double garage fitted with an up-and-over door.

Cloakroom/WC
Fitted with a low-level WC and a double glazed window to the front elevation.

Second Double Garage 23'6" x 13'1" (7.16m x 3.98m)

Additional double garage with up-and-over door, offering extensive parking and storage options.

Garage Storage Areas 14'3" x 9'3" (4.34m x 2.82m) plus 18'11" x 9'10" (5.76m x 2.99m)
Two substantial storage areas accessed from the garage, providing excellent storage space.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Septic tank which was last upgraded or replaced in 2020
Heating: Oil heating
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: Two double garages and 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. -

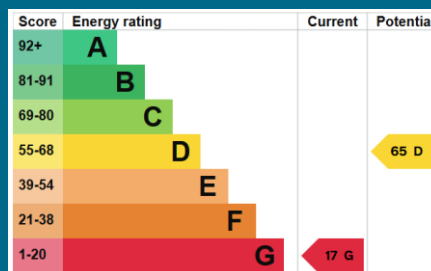
TENURE

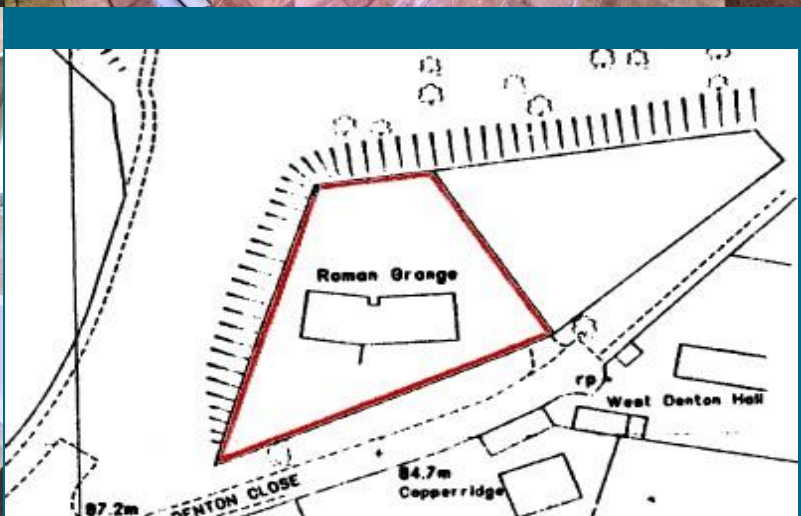
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: F

EPC RATING: G

WD8627/27.08.2026/BW/EM/V.1





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Tel: 0191 2671031
Branch: westdenton@rmsestateagents.co.uk

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