



Woodville Road | West Denton Hall | NE15 7JZ

£275,000



4



1



2

Spacious semi detached house

Ground floor shower room/W.C

Three generously sized bedrooms

Family bathroom/W.C

Open Plan Lounge/dining room

Well Presented Throughout

Kitchen & Utility room

Large driveway

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Sayer

An exceptional opportunity to acquire a beautifully presented semi-detached family home, ideally located in a sought-after residential area close to local amenities, schools, and transport links. Set back from the road, the property benefits from a generous driveway providing ample off-road parking. The accommodation is well-proportioned throughout and offers versatile living space, ideal for modern family life.

The ground floor comprises a welcoming entrance hallway leading to a spacious lounge with feature fireplace and bow window to the front aspect, opening through to a dining area with patio doors to the rear garden. The well-appointed kitchen is fitted with modern units and integrated appliances, with direct access to the garden. Also on the ground floor is a versatile additional room, currently used as a bedroom but suitable as a second reception room or home office, along with a stylish shower room and a useful utility room.

To the first floor are three generously sized bedrooms and a modern family bathroom fitted with a panel bath, separate shower enclosure, vanity unit, and WC.

Externally, the enclosed rear garden is low maintenance, predominantly paved and block paved, with raised planted borders providing year-round interest and multiple seating areas for outdoor entertaining.

A superb family home offering flexible accommodation in a popular location.

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.

Entrance Porch 5' 8" x 5' 2" (1.73m x 1.57m)

Double glazed windows, tiled flooring, a central heating radiator, recessed downlights, and a door leading to:

Hall 12' 5" x 6' 6" (3.78m x 1.98m)

Central heating radiator, laminate flooring, under-stair storage cupboard, and stairs leading to the first floor.

Open plan lounge/dining room

Lounge 14' 0" Plus bow x 11' 10" Max (4.26m x 3.60m)

Double glazed bow window to the front, central heating radiator, laminate flooring, and a feature fireplace with inset fire and hearth.

Dining Area 12' 0" x 9' 7" (3.65m x 2.92m)

Central heating radiator and double glazed French doors leading to the rear garden.

Ground floor bedroom 15' 3" Max x 11' 1" Max (4.64m x 3.38m)

Double glazed window to the front, laminate flooring, and a central heating radiator.

Ensuite 7' 5" x 5' 10" (2.26m x 1.78m)

Fitted with a three-piece white suite comprising a low-level W.C., vanity wash hand basin, walk-in shower, heated towel rail, recessed downlights, and a double-glazed window.

Utility Room 6' 7" Max x 5' 1" Max (2.01m x 1.55m)

Fitted with a range of wall and base units with work surfaces over, a stainless steel sink with mixer tap, plumbing for an automatic washing machine, tiled flooring, and a door to the garden.

Kitchen 11' 2" Max x 8' 7" Max (3.40m x 2.61m)

Fitted with a range of wall and base units with work surfaces over, tiled walls, integrated appliances including a hob with extractor hood over, eye-level oven and grill, central heating radiator, sink with mixer tap and drainer, double-glazed window, and a door leading to the rear garden.

Landing
Loft access.

Bedroom One 14' 5" x 10' 4" (4.39m x 3.15m)

Double glazed window to the front and a central heating radiator.

Bedroom Two 11' 2" x 10' 10" (3.40m x 3.30m)

Double glazed window to the rear and a central heating radiator.

Bedroom Three 11' 4" Max x 7' 11" Max (3.45m x 2.41m)

Double glazed window to the front and a central heating radiator.

Bathroom/W.C 7' 10" Max x 7' 4" Max (2.39m x 2.23m)

Fitted with a four-piece bathroom suite comprising a low-level W.C. with concealed cistern, vanity wash hand basin, panel bath, walk-in shower cubicle, fully tiled walls, and a double-glazed window to the rear.

Externally

Front

Steps leading up to the main entrance and a large block-paved driveway providing off-street parking for multiple vehicles.

Rear

Enclosed paved garden providing a low-maintenance outdoor space.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to premises

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.

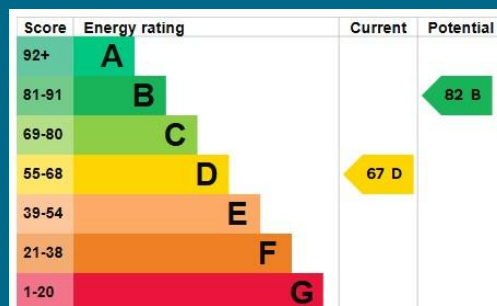
TENURE

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: C

EPC RATING: D

WD8674/BW/EM/22.06.2026/V.2





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