Denhill Park, Condercum Park, Newcastle upon Tyne NE15 6QE

Asking Price: £125,000

Located in Condercum Park, is this semi detached house available for sale. The accommodation to the ground floor briefly comprises of porch, hallway, lounge, dining room and kitchen. To the first floor is a landing, two bedrooms, bathroom and WC. Externally, there are gardens to the front and rear, driveway and garage.

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: TBC

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Semi Detached House

Two Bedrooms

Two Reception Rooms

Gardens to Front & Rear

Driveway

Garage

For any more information regarding the property please contact us today

Room Descriptions

Porch

Hallway
Stairs to the first floor landing. Radiator.

Lounge 15' 7" into bay x 11' 5" max (4.75m x 3.48m)
Double glazed bay window to the front. Radiator.

Dining Room 14' 10" x 12' 1" (4.52m x 3.68m)
French doors to the rear. Radiator.

Kitchen 6' 8" x 9' 0" (2.03m x 2.74m)
Double glazed window to the front. Sink/drainer. Plumbed for washing machine. Gas cooker point. Radiator. Door to the garage.

First Floor Landing

Bedroom One 13' 10" x 10' 11" into bay (4.21m x 3.32m)
Double glazed bay window to the front. Fitted wardrobe. Storage cupboard. Radiator.

Bedroom Two 10' 11" x 11' 8" (3.32m x 3.55m)
Double glazed window to the rear. Storage cupboard. Radiator.

Bathroom 7' 3" x 5' 3" (2.21m x 1.60m)
Frosted double glazed window to the rear. Panelled bath with shower over. Wash hand basin. Radiator.

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

External
Gardens to the front and rear. Driveway. Garage.

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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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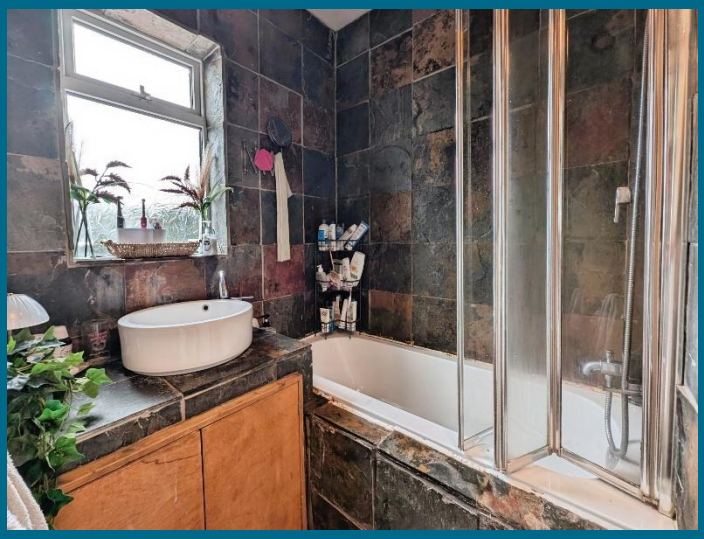

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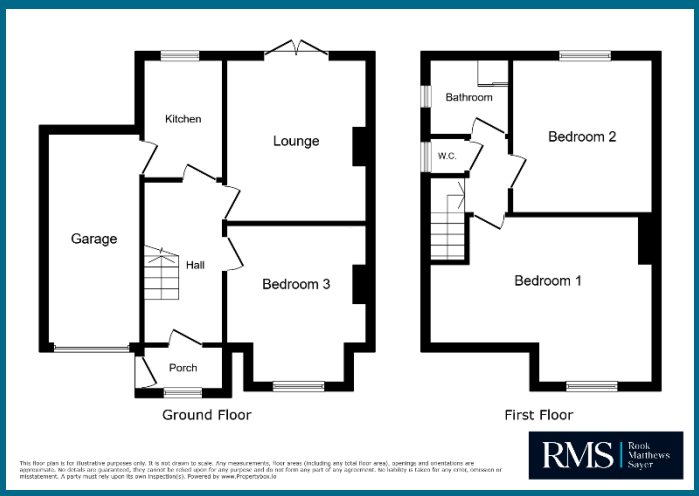

EPC Rating – To Follow

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.

The Property Ombudsman

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