

Wharmlands Road, Denton Burn

Offers Over: £160,000

RMS | Rook Matthews Sayer



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For any more information regarding the property please contact us today

Room Descriptions

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Fenham@rmsestateagents.co.uk

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An immaculate two bedroom semi-detached house in Denton Burn, offering well-presented accommodation with two reception rooms, extended kitchen and downstairs WC.

The main reception room overlooks the front garden and is arranged around a feature fireplace with log-burning stove, creating a comfortable focal point. A second reception to the rear provides a flexible area for dining or additional seating, with views onto the garden. The extended kitchen offers access to integral garage and window to rear drawing in natural light.

Upstairs, there is a single bedroom to rear with double bedroom to the front which is neutrally decorated with carpeting and space for freestanding furniture with useful dressing area providing storage space and drawers conveniently positioned adjacent bedroom. The stylish bathroom offers three piece suite with shower-over-bath, tiled walls and vanity basin, plus a further WC.

Outside, the property benefits from a lawned rear garden with patio-style seating area, enclosed by fencing and mature planting, providing a pleasant setting for outdoor relaxation. The front driveway offers practical off-street parking, leading to an attached garage-style space.

Wharmlands Road is situated within easy reach of local amenities in the West End of Newcastle, with everyday shops, cafés and services available nearby, and wider choice in the city centre around 15–20 minutes away by car or bus. Nearby green spaces such as Denton Dene and the Town Moor offer walking routes and recreation. Public transport links are accessible via local bus services towards Newcastle city centre, connecting onwards to Newcastle Central Station for regional and national rail services.

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

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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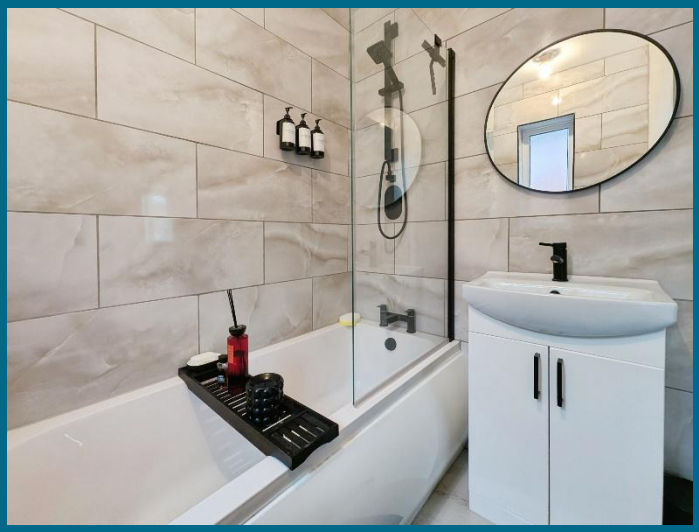


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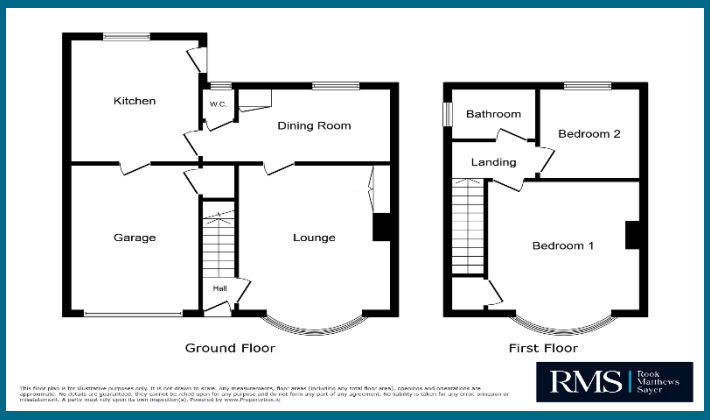
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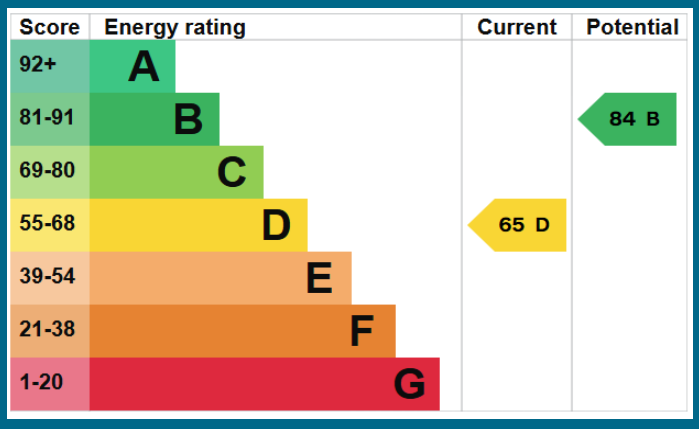












Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements 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.

The Property Ombudsman

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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