

Mill Hill Road | East Denton | NE5 2AR

£160,000

2 1 1

Ideal first-time buyer

Two-bedroom semi-detached

Lounge with bay window

Breakfasting kitchen & utility room

Family bathroom/W.C

Driveway for multiple vehicles

Single garage

Enclosed rear garden

RMS | Rook Matthews Sayer

Perfect for first-time buyers looking to take their first step onto the property ladder, this well-presented two-bedroom semi-detached home is situated on the popular Mill Hill Road in East Denton.
Offering spacious and modern accommodation throughout, the property features a welcoming entrance hall, a bright lounge with bay window, a stylish breakfasting kitchen with utility room, two well-proportioned bedrooms, and a contemporary family bathroom.
Externally, the property benefits from a block-paved driveway providing off-street parking for multiple vehicles, a single garage, and an enclosed rear garden with lawn and paved seating area, ideal for relaxing or entertaining.
Conveniently located, the property offers excellent access to local amenities, schools, and public transport links, with the A69 and A1 easily accessible, making it an ideal choice for commuters travelling into Newcastle city centre and beyond.
Early viewing is highly recommended to fully appreciate the accommodation on offer.

Hall
Central heating radiator and under-stair storage cupboard.

Lounge - 12' 9" Max x 10' 4" Max (3.88m x 3.15m)
Double glazed bay window to the front elevation, coving to the ceiling, and a central heating radiator.

Breakfasting Kitchen - 16' 6" Max x 11' 8" Max (5.03m x 3.55m)
Fitted with a modern range of wall and base units with complementary work surfaces, splashback tiling, integrated gas hob with oven beneath and extractor hood above, plumbing for a dishwasher, recessed downlighting, stainless steel sink unit with mixer tap and drainer, coving to the ceiling, tiled flooring, breakfast bar, and a double glazed bay window overlooking the rear garden.

Utility Room - 6' 8" x 4' 5" (2.03m x 1.35m)
Double glazed window and plumbing for an automatic washing machine.

Landing
Loft access.

Bedroom One - 13' 11" Into Bay x 12' 9" Plus Storage Cupboard (4.24m x 3.88m)
Double glazed bay window to the front elevation and a central heating radiator.

Bedroom Two - 10' 11" x 9' 0" (3.32m x 2.74m)
Double glazed window and a central heating radiator.

Bathroom/W.C - 7' 9" x 7' 2" (2.36m x 2.18m)
Fully tiled and fitted with a modern three-piece white suite comprising a low-level W.C., pedestal wash hand basin, and panelled bath with shower over and glass screen. Additional features include a storage cupboard, recessed downlighting, chrome heated towel radiator, and a double glazed window to the side elevation.

<u>Externally</u>
Front Garden
Block-paved driveway providing off-street parking for multiple vehicles and leading to the attached single garage.

Rear Garden
Enclosed lawned garden with a paved patio seating area, ideal for outdoor entertaining.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains - Gas
Broadband: Cable
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: B
EPC RATING: C

WD8854/BW.EM.13.11.2026/V.1

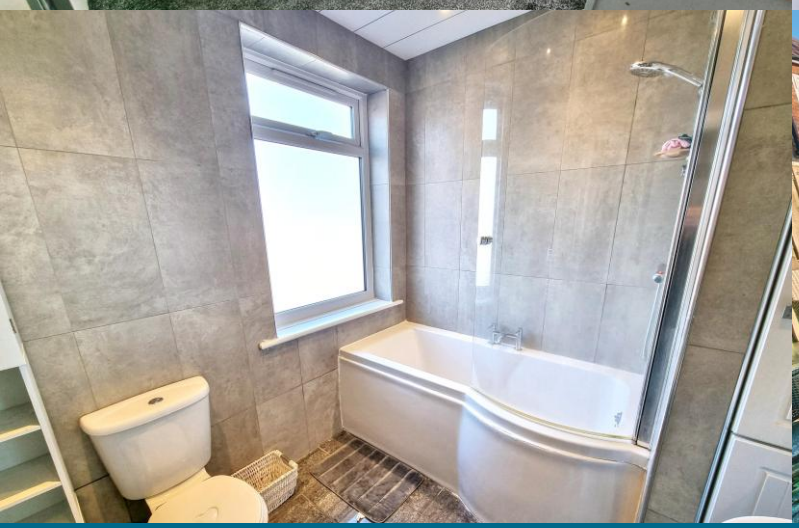
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EPC RATING

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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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