



Carlton Gardens, South West Denton

Located in a private cul-de-sac is this spacious family home. The property requires some updating, however benefits from double glazing (where stated) and gas central heating.

Internally the accommodation briefly comprises an entrance porch, hall with access to the lounge/dining room and kitchen with integrated cooking appliances. To the first floor there are four bedrooms, bathroom with separate w.c.

Externally there are front and rear gardens, with front driveway leading to the garage.

South West Denton is well placed for local amenities, including shops and schools. There is good access to the Airport, A69 and A1 as well as excellent road and public transport links into the city.

Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation on offer.

£195,000

ROOK
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Carlton Gardens, South West Denton, NE15 7RS

Entrance Porch

Wood flooring and door to:-

Entrance Hall

Central heating radiator, telephone point, under stair storage cupboard and stairs up to the first floor.

Lounge/Dining room 26' 1" Into bay x 12' 5" Max
(7.94m x 3.78m)

Double glazed window to the front, two central heating radiators, coving to ceiling and double glazed patio doors leading to the rear garden.

Kitchen 11' 4" Into bay x 7' 3" Recess (3.45m x 2.21m)

Fitted with a range of wall and base units with work surfaces over, tiled splashbacks, 1 ½ bowl stainless steel sink with mixer tap and drainer, integrated gas hob with oven below and extractor hood over, storage cupboard, central heating radiator and double glazed bay window to the rear.

cupboard. Door to garage.

Landing

Double glazed window to the front, two storage cupboards and a central heating radiator.

Bedroom One 13' 9" Into bay x 10' 10" Plus recess
(4.19m x 3.30m)

Double glazed window to the front and central heating radiator.

Bedroom Two 15' 6" x 10' 1" (4.72m x 3.07m)

Double glazed window to the rear and central heating radiator.

Bedroom Three 10' 3" Plus storage cupboard x 7' 7"
(3.12m x 2.31m)

Double glazed window to the front and central heating radiator.

Bedroom Four 11' 5" Max plus recess x 7' 8"
(3.48m x 2.34m)

Double glazed window to the rear and central heating radiator.



Bathroom

Fitted with a panel bath with shower over, pedestal wash hand basin, central heating radiator, loft access, part tiled walls and a double glazed window to the rear.

Separate w.c

Fitted with a low level w.c and a double glazed window to the rear.

Externally

Front Garden

There is a lawn garden with drive to side leading to the garage.

Rear Garden

Enclosed rear garden which is mainly laid to lawn with cold water tap and side access gate.

Garage

Plumbing for washing machine, central heating boiler, double glazed window, and door to the rear.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains – Gas

Sewerage: Mains

Heating: Mains – Gas

Broadband: Fibre (Premises)

Mobile Signal Coverage Blackspot: No

Parking: Driveway and garage

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and 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

WD7771/CC/EM/23.05.2024/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.

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