



## Broadway, West Denton Hall

- Extended semi detached house
- Three bedrooms
- Two reception rooms
- Bathroom/w.c
- Front and rear gardens
- Extended double length garage

**£215,000**



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# Broadway,

## West Denton Hall, NE15 7LW

Located in West Denton Hall on Broadway is this impressive semi detached family home.

Extended to the ground floor the property offers spacious accommodation and briefly comprises an entrance hall leading to lounge, fitted kitchen/diner and dining room with French doors leading to the rear garden.

The first floor offers three bedrooms, with fitted wardrobes to the main bedroom. There is also a four-piece family bathroom/w.c.

Externally there are front and rear gardens, the front is block paved providing parking for three vehicles. To the rear there is an enclosed garden which is mainly laid to lawn.

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

#### Entrance Hall

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

#### Lounge 16' 3" Plus door recess and into bay x 11' 10" Into recess (4.95m x 3.60m)

Double glazed bay window to the front, central heating radiator, feature fireplace with inset fire, television point and Karndeian flooring.

#### Dining Room 10' 7" Plus recess x 9' 6" Max (3.22m x 2.89m) Plus 10' 6" x 8' 3" (3.20m x 2.51m)

Double glazed doors leading to the rear garden, Karndeian flooring, central heating radiator.

#### Dining Kitchen 10' 6" Max including storage cupboard x 8' 9" Max (3.20m x 2.66m) Plus 11' 6" Max x 8' 9" Max (3.50m x 2.66m)

Fitted with a range of wall and base units with work surfaces over, splash back tiles, 1 ½ bowl sink with mixer tap and drainer, integrated hob with extractor hood over, eyelevel oven, space for fridge/freezer, plumbing for dishwasher tiled flooring, storage cupboard, central heating radiator and double glazed windows to the rear and side.

#### Landing

Double glazed window to the side and loft access.

#### Bedroom One 13' 0" Max x 8' 5" Plus wardrobes (3.96m x 2.56m)

Double glazed window to the front, central heating radiator and fitted wardrobes.

#### Bedroom Two 10' 7" Max including storage cupboard x 10' 5" Max including storage cupboard (3.22m x 3.17m)

Double glazed window to the rear, central heating radiator and storage cupboard.

#### Bedroom Three 9' 10" Max x 7' 10" Max (2.99m x 2.39m)

Double glazed window to the front, central heating radiator and storage cupboard.

#### Bathroom/w.c

Fitted with a four piece bathroom suite comprising low level w.c, panel bath with shower mixer tap, shower cubicle, pedestal wash hand basin, tiled walls and flooring, chrome heated towel rail, recessed spotlights and two double glazed windows.

#### Garage 28' 2" Max x 11' 8" Max (8.58m x 3.55m) door width 7' 5" (2.6m)

Extended double length garage, with increased width, remote electric door, power and lighting.

#### Externally to front

Block paved driveway providing off street parking for three vehicles leading to the extended double length garage.

#### Rear Garden

Enclosed garden with steps up to the lawn area.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains - Gas

Sewerage: Mains

Heating: Mains – Gas

Broadband: ADSL Modem

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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 1 August 1966

Ground Rent: £15 per annum.

#### COUNCIL TAX BAND: C

EPC RATING: D

WD7812/BW/EM/20.05.2024/V.2



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