



Earls Drive Denton Burn

- Semi Detached House
- No Chain
- Two Bedrooms
- Two Reception Rooms
- Garage & Driveway

Asking Price: £120,000

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EARLS DRIVE, DENTON BURN, NEWCASTLE UOPN TYNE NE15 7AL

PROPERTY DESCRIPTION

Offered for sale with no chain is this semi detached house located in Denton Burn. The accommodation to the ground floor briefly comprises of hallway, lounge, dining room, kitchen and utility. To the first floor is a landing, two bedrooms and bathroom. Externally, there are gardens to the front and rear, garage and driveway.

The property benefits from double glazing where stated.

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: B

EPC Rating: D

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway



MINING

It is not known if the property is situated on a coalfield. It is also not known if the property has been 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

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



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Hallway

Stairs to first floor landing. Radiator.

Lounge 12' 11" max x 13' 1" into bay (3.93m x 3.98m)

Double glazed bay window to the front. Gas fire. Radiator.

Dining Room 12' 11" max x 10' 11" (3.93m x 3.32m)

Double glazed window to the rear. Storage cupboard. Radiator.

Kitchen 9' 7" x 6' 4" (2.92m x 1.93m)

Double glazed window to the side. Gas hob. Sink/drainer. Radiator.

Utility

Door to the rear.

First Floor Landing

Frosted single glazed window to the side.

Bedroom One 12' 11" into wardrobe x 8' 4" (3.93m x 2.54m)

Double glazed window to the rear. Fitted wardrobe. Radiator.

Bedroom Two 10' 7" x 12' 11" (3.22m x 3.93m)

Double glazed window to the front. Radiator.

Bathroom

Dual aspect. Frosted single glazed window to the front. Frosted single glazed window to the rear. Low level WC. Vanity wash hand basin. Panelled bath with shower over. Storage cupboard. Loft access. Radiator.

External

Garage. Driveway. Gardens to the front and rear.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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.

16 Branches across the North-East

