



Fergusons Lane

Denton Burn

- Semi Detached Bungalow
- Four Bedrooms
- Two Bathrooms
- Front & Side Gardens
- Courtyard Area

Offers Over: £200,000

0191 274 4661
380 West Road, Fenham, NE4 9RL

ROOK
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www.rookmatthewssayer.co.uk
fenham@rmsestateagents.co.uk



FERGUSONS LANE, DENTON BURN, NEWCASTLE UPON TYNE NE15 7DY

PROPERTY DESCRIPTION

Larger style extended bungalow for sale in Denton Burn. The accommodation briefly comprises of hallway, lounge, kitchen, two bedrooms, inner hallway leading to bathroom, two further bedrooms each with access to a Jack and Jill bathroom. Externally, there is a courtyard, front and side garden, and driveway.

The property benefits from double glazing throughout.

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 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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Hallway

Radiator.

Bedroom One 11' 9" x 8' 9" (3.58m x 2.66m)

Double glazed window to the front. Radiator.

Bedroom Two 12' 6" max x 11' 11" (3.81m x 3.63m)

Double glazed window to the rear. Radiator.

Lounge 14' 6" x 11' 3" (4.42m x 3.43m)

Double glazed bay window to the front. Radiator. Opens into kitchen.

Kitchen 21' 7" x 11' 3" (6.57m x 3.43m)

Two double glazed windows to the side.

Inner Hallway

Door to courtyard. Spotlights.

Bathroom 11' 4" x 4' 8" (3.45m x 1.42m)

Frosted double glazed window to the side. Panelled bath with shower over. Vanity wash hand basin. Low level WC. Heated towel rail. Spotlights.

Bedroom Three 12' 3" x 7' 8" (3.73m x 2.34m)

Skylight. Radiator. French door to the courtyard.

Jack & Jill Bathroom 7' 6" x 6' 5" (2.28m x 1.95m)

Shower cubicle. Vanity wash hand basin. Extractor fan. Low level WC.

Bedroom Four 12' 9" x 11' 4" (3.88m x 3.45m)

Double glazed window to the side. Radiator.

External

Gardens to front and side. Courtyard. Driveway.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	64 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.

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