



The Drive

Denton Burn

- Semi Detached Bungalow
- No Chain
- Two Bedrooms
- Two Reception Rooms
- Conservatory

Asking Price: £180,000

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

ROOK
MATTHEWS
SAYER

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



THE DRIVE, DENTON BURN, NEWCASTLE UPON TYNE NE5 2AD

PROPERTY DESCRIPTION

For sale with no chain is this semi detached bungalow located in Denton Burn. The accommodation briefly comprises of hallway, two bedrooms, Bathroom, separate WC. dining room/sun room, conservatory, lounge, kitchen, utility, loft space and garage. Externally, there are is a driveway, together with gardens to the front and rear with greenhouse.

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: TBC

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.

FN00009470/SJP/SP/15062024/V.2



THE DRIVE, DENTON BURN, NEWCASTLE UPON TYNE NE5 2AD

Hallway

Loft access.

Bedroom One 10' 0" x 18' 10" into bay (3.05m x 5.74m)

Double glazed bay window to the front. Fitted wardrobe. Radiator.

Bedroom Two 16' 10" into bay x 12' 1" (5.13m x 3.68m)

Double glazed bay window to the front. Fitted wardrobe. Radiator.

Bathroom

Frosted double glazed window to the side. Shower cubicle. Vanity wash hand basin.



WC

Frosted double glazed window to the side. Low level WC.

Dining Room/Sun Room 9' 2" x 11' 4" (2.79m x 3.45m)

Double glazed box bay window to the front. Radiator.

Conservatory 6' 7" x 5' 5" (2.01m x 1.65m)

Radiator. Door to the rear.

Lounge 14' 1" x 13' 3" (4.29m x 4.04m)

Radiator. Door to conservatory.



Kitchen 12' 7" x 6' 2" plus door recess (3.83m x 1.88m)

Double glazed window to the side. Skink/drainer.

Utility

Door to the rear.

Garage

Plumbed for washing machine.

External

Driveway. Gardens to the front and rear.

FN00009470/SJP/SP/15062024/V.2





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	50 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