



The Ramparts, South West Denton

- Semi detached house
- Three bedrooms
- Two reception rooms
- No onward chain
- Bathroom with separate w.c

£140,000



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The Ramparts,

South West Denton, NE15 7QY

Offering no onward chain is this charming semi-detached house, currently on the market and in good condition.

To the ground floor there is an entrance hall which leads to lounge, fitted kitchen and dining room with patio doors leading to the rear garden. Modern features include double glazing and gas central heating, via 1 year old Baxi boiler which is still under warranty (9 years).

The first floor features three bedrooms, in which the second bedroom is complimented with built-in wardrobes, providing a convenient storage solution. The property also features a bathroom with the added benefit of a separate w.c.

The location is another great plus point. With public transport links, nearby schools, and local amenities all within close proximity.

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

Entrance Hall

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

Lounge 12' 8" Into bay x 12' 2" Into alcoves (3.86m x 3.71m)

Double glazed bay window to the front and laminate flooring.

Dining Room 11' 3" x 10' 10" (3.43m x 3.30m)

Double glazed patio doors leading to the rear garden, central heating radiator, laminate flooring, and television point.

Kitchen 8' 5" Plus storage cupboard x 7' 2" Max (2.56m x 2.18m)

Fitted with a range of wall and base units with work surfaces over, tiled splash back, stainless steel sink with mixer tap and drainer, integrated hob with oven below and extractor hood over, central heating boiler and a double glazed window to the rear.

Landing

Double glazed window to the side.

Separate w.c

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

Bathroom

Fitted with a pedestal wash hand basin, panel bath with shower over and screen, chrome heated towel rail, tiled walls and a double glazed window to the rear.

Bedroom One 13' 10" Into bay x 10' 10" Plus recess (4.21m x 3.30m)

Double glazed bay window to the front, central heating radiator and laminate flooring.

Bedroom Two 11' 3" Max x 8' 2" Plus wardrobes (3.43m x 2.49m)

Double glazed window to the rear, central heating radiator, laminate flooring and fitted wardrobes.

Bedroom Three 7' 5" x 7' 4" (2.26m x 2.23m)

Double glazed window to the front and a central heating radiator.

Externally

Front Garden

Lawn garden with paved drive to side leading to garage.

Rear Garden

Enclosed garden with decked seating area and steps down to lawn and gravel areas.

Garage 21' 6" x 9' 0" (6.55m x 2.74m) narrowing to 6' 4" (0.00m x 1.93m) Remote controlled garage door, door to garden.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains- Gas

Sewerage: Mains

Heating: Mains – Gas

Broadband: ADSL Modem

Mobile Signal Coverage Blackspot: No

Parking: Garage and driveway

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: B

EPC RATING: C



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