

# West Vallum Denton Burn

- Semi Detached House
- Two Bedrooms
- One Reception Room
- Driveway & Garage
- Gardens to the Front & Rear

Offers Over: £140,000









# WEST VALLUM, DENTON BURN, NEWCASTLE UPON TYNE NE15 7TL

# PROPERTY DESCRIPTION

Available for sale is this semi detached house located in Denton Burn. The accommodation to the ground floor briefly comprises of hallway, lounge, kitchen and garage. To the first floor is a landing, two bedrooms and bathroom. Externally, there is a driveway to the front, together with gardens to the front and rear.

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: A 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.

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## WEST VALLUM, DENTON BURN, NEWCASTLE UPON TYNE NE15 7TL

#### Hallway

Stairs to first floor landing. Radiator.

# Lounge 15' 4" into bay x 11' 5" max (4.67m x 3.48m)

Double glazed bay window to the front. Radiator.

# Kitchen 14' 8" x 5' 10" (4.47m x 1.78m)

Double glazed window to the rear. One and a half bowl sink/drainer. Gas cooker point. Storage cupboard. Door to garage. Radiator.

#### Garage

Plumbed for washing machine. Door to rear.

# **First Floor Landing**

Frosted double glazed window to the side.

# Bedroom One 11' 7" x 10' 3" (3.53m x 3.12m)

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

# Bedroom Two 8' 7" x 8' 3" (2.61m x 2.51m)

Double glazed window to the rear. Loft access. Radiator.

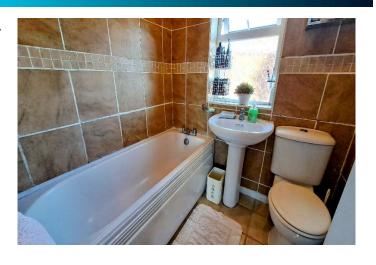
## **Bathroom**

Frosted double glazed window to the rear. Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Radiator.

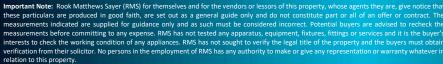
# External

Driveway to the front. Gardens to the front and rear.

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we woul 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 electron identity verification. This is not a credit check and will not affect your credit score.

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