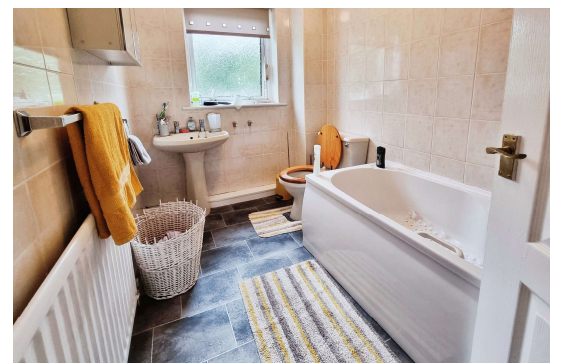




## Darden Lough, West Denton

- Mid terrace house
- Three bedrooms
- Kitchen/diner
- Bathroom/w.c
- Enclosed rear garden

**Offers Over £90,000**



0191 267 1031  
120 Roman Way, West Denton, NE5 5AD

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[westdenton@rmsestateagents.co.uk](mailto:westdenton@rmsestateagents.co.uk)

# Darden Lough,

## West Denton, NE5 2YE

Situated on Darden Lough in West Denton is this mid terrace house. The property is currently tenanted and internally comprises an entrance hall, cloakroom/w.c, lounge and kitchen/diner. To the first floor there are three bedrooms and a bathroom/w.c. Externally there is an enclosed paved rear garden.

The property is located with easy access to public transport links, nearby schools, and local amenities.

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

#### Hall

Central heating radiator and stairs up to the first floor.

#### Cloakroom/w.c

Fitted with a low level w.c, wash hand basin and a double glazed window.

#### Kitchen/diner 9' 1" x 8' 7" (2.77m x 2.61m)

Fitted with a range of wall and base units with work surfaces over, splash back tiles, stainless steel sink with mixer tap and drainer, plumbing for an automatic washing machine, space for tumble dryer, electric cooker point and a double glazed window to the front.

#### Dining area 11' 10" x 8' 9" (3.60m x 2.66m)

Laminate flooring and a central heating radiator.

#### Lounge 15' 1" Max x 11' 10" Plus storage cupboard and door recess (4.59m x 3.60m)

Laminate flooring, double glazed window and television point.

#### Lobby

Double glazed window and door leading to rear.

#### Landing

Stairs up to the first floor and loft access.

#### Bedroom One 13' 8" plus storage cupboard x 9' 1" (4.16m x 2.77m)

Double glazed window to the front, central heating radiator and storage cupboard.

#### Bedroom Two 13' 10" Plus storage cupboard x 7' 10" Plus recess (4.21m x 2.39m)

Double glazed window, central heating radiator and storage cupboard.

#### Bedroom Three 8' 11" x 7' 0" (2.72m x 2.13m)

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

#### Bathroom/w.c

Fitted with a low level w.c, pedestal wash hand basin, panel bath with shower mixer tap, central heating radiator, double glazed window and tiled walls.

#### Externally

##### Front Garden

Enclosed paved area.

##### Rear Garden

Enclosed block paved garden.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains – Gas

Sewerage: Mains

Heating: Mains – Gas

Broadband: Satellite

Mobile Signal Coverage Blackspot: No

Parking: On street

#### 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: A

EPC RATING: C

WD7839/BW/EM/07.06.2024/V.1



**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

