



St Vincents Close, South West Denton

- Link detached bungalow
- Two bedrooms
- 17'7 Kitchen
- Bathroom/W.C
- No onward chain

£185,000



ROOK
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St Vincents Close,

South West Denton, NE15 7SN

We are delighted to present this charming link detached bungalow for sale, located in a desirable neighbourhood with excellent public transport links, nearby schools, and local amenities. This property offers an ideal blend of comfort and convenience, perfect for those seeking a peaceful yet connected lifestyle.

The bungalow has been extended and offers no onward chain and briefly comprises an entrance porch, hall, lounge, fitted kitchen with integrated appliances, bathroom/W.C and two bedrooms.

Its strategic location near public transport links, schools, and local amenities, paired with its enticing features, make it a must-see. We invite you to view this property and truly appreciate what it has to offer.

Entrance Porch
Double glazed windows.

Hall
Central heating radiator and storage cupboard.

Bathroom/W.C
Fitted with a three piece bathroom suite comprising low level w.c, pedestal wash hand basin, panel bath, central heating radiator and double glazed window to the front.

Lounge 16' 10" Max x 10' 3" Max (5.13m x 3.12m)
Double glazed window to the front, central heating radiator, television point and fitted fireplace.

Kitchen 17' 7" Max x 7' 10" Max (5.36m x 2.39m)
Fitted with a range of wall and base units with work surfaces over, tiled walls, stainless steel sink with mixer tap and drainer, integrated hob with oven below and extractor hood over, fridge/freezer, plumbing for an automatic washing machine, two double glazed windows and door leading to the rear garden.

Bedroom One 22' 9" Max x 8' 5" (6.93m x 2.56m)
Double glazed window to the rear and a central heating radiator.

Bedroom Two 21' 6" Max x 7' 7" Plus wardrobes (6.55m x 2.31m)
Double glazed windows to the side and rear, central heating radiator and fitted wardrobes.

Externally

Front Garden
Lawn garden with block paved drive leading to the single garage.

Rear Garden
Enclosed lawn garden with paved seating area.

Garage
Up and over door, power, and lighting.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: Cable
Mobile Signal Coverage Blackspot: No
Parking: 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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
Length of Lease: 999 years from 1968.
Ground Rent: £10 per annum.

EPC RATING:
COUNCIL TAX BAND: C

WD8067/04.11.2024/BW/EM/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.

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