



## Bridgewater Close, West Denton Park

- Semi detached house
- Three bedrooms
- Kitchen/diner
- Shower room/w.c
- Integrated garage

**£179,995**



ROOK  
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# Bridgewater Close,

## West Denton Park, NE15 8UT

Presented for sale is this inviting semi-detached house in a prime location, featuring a wealth of local amenities, nearby schools, and excellent public transport links. This property, with its good condition, is an ideal choice for families and couples alike.

The property offers a well-proportioned layout, comprising of a spacious kitchen with dining space, a single reception room and three comfortable bedrooms. The kitchen is a modern and practical space, perfect for family meals or entertaining guests. The reception room offers sliding doors leading to the rear garden.

Externally there are front and rear gardens. The front is block paved providing off street parking and leading to the integrated garage. There is a side access gate leading to the enclosed rear garden.

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

Entrance Hallway  
Laminate flooring and stairs up to the first floor.

Study  
Laminate flooring.

Lounge 11' 6" x 14' 11" (3.50m x 4.54m)  
Wall mounted electric fire, laminate flooring, central heating radiator and double glazed sliding doors to the rear garden.

Kitchen/diner 19' 9" x 11' 3" (6.02m x 3.43m)  
Fitted with a range of wall and base units with work surfaces over, 1 ½ bowl with mixer tap and drainer, integrated gas hob with oven below and extractor hood over, recessed downlights, storage cupboard, laminate flooring, central heating radiator, plumbing for an automatic washing machine, double glazed windows to the front and rear.

Landing  
Loft access.

Bedroom One 13' 1" x 12' 1" (3.98m x 3.68m)  
Laminate flooring, central heating radiator and a double glazed window to the front.

Bedroom Two 9' 6" x 12' 0" (2.89m x 3.65m)  
Laminate flooring, central heating radiator and a double glazed window to the front.

Bedroom Three 11' 5" x 7' 7" (3.48m x 2.31m)  
Laminate flooring, central heating radiator and a double glazed window to the rear.

Shower room/W.C  
Fitted with a low level W.C, vanity wash hand basin, walk in shower cubicle, heated towel rail, storage cupboard, recessed downlights and a double glazed window to the rear.

### Externally

Front Garden  
Block paved drive with lawn area to side, steps up to entrance and side access gate to the rear.

Rear Garden  
Enclosed garden which is split over two levels, the bottom offers paved seating area and gravel with steps up to lawn and decked seating area.

### PRIMARY SERVICES SUPPLY

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

### 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

EPC RATING: D  
COUNCIL TAX BAND: B

WD8080/CC/EM/12.12.24/V.1



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**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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