



Milburn Drive Denton Burn

- Detached House
- No Chain
- Three Bedrooms
- Master Bedroom with En Suite Shower Room
- Family Bathroom
- Ground Floor WC
- Gardens, Driveway & Garage

Offers Over £225,000

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MILBURN DRIVE, DENTON BURN, NEWCASTLE UPON TYNE NE15 7PG

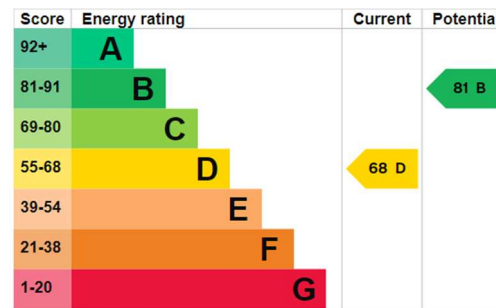
PROPERTY DESCRIPTION

For sale with no chain is this detached house located in Denton Burn. The accommodation to the ground floor briefly comprises of hallway, lounge, dining room, kitchen, utility and WC. To the first floor is a landing, master bedroom with en suite shower room, two further bedrooms and family bathroom. Externally, there are gardens to the front and rear, garage and driveway.

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: D

EPC Rating: D



PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Sewerage: Mains
- Broadband: Fibre
- Mobile Signal Coverage Blackspot: No
- Parking: Driveway
- Water: Mains
- Heating: Gas



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 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: 67 years remaining as at June 2024
 However, the Vendors have informed us that they have a quote for the purchase of the Freehold which they will be moving forward with once Probate has been granted and that prior to completion of the house sale/ signing of Contracts the property will be Freehold

Ground rent - £35 per annum.
 No service charge.

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

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Hallway

Stairs to first floor landing. Radiator.

Lounge 17' 5" x 12' 11" max (5.30m x 3.93m)

Double glazed window to the front. Radiator.

Dining Room 10' 11" x 8' 2" (3.32m x 2.49m)

Sliding door to the rear. Radiator.

Kitchen 10' 8" x 10' 2" (3.25m x 3.10m)

Double glazed window to the rear. One and a half bowl sink/drain. Gas cooker point. Door to utility. Radiator. Storage Cupboard.

Utility 6' 6" x 5' 2" (1.98m x 1.57m)

Door to the rear garden. Door to WC. Plumbed for washing machine. Loft Access.

WC

Low level WC. Pedestal wash hand basin. Extractor fan. Radiator.

First Floor Landing

Double glazed window to the side. Loft access.

Master Bedroom 12' 11" x 11' 10" max (3.93m x 3.60m)

Double glazed window to the front. Radiator.

En Suite Shower Room

Frosted double glazed window to the front. Shower cubicle. Pedestal wash hand basin. Low level WC. Storage cupboard. Radiator.

Bedroom Two 10' 11" max x 9' 8" (3.32m x 2.94m)

Double glazed window to the rear. Radiator.

Bedroom Three 7' 10" x 6' 10" (2.39m x 2.08m)

Double glazed window to the rear. Radiator.

Bathroom

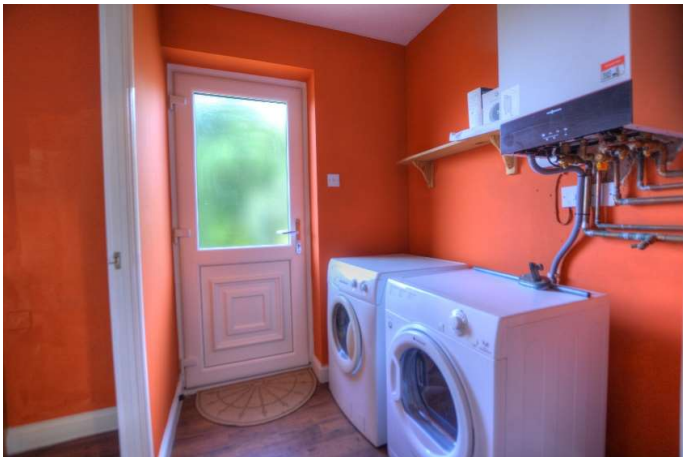
Frosted double glazed window to the side. Panelled bath. Pedestal wash hand basin. Low level WC. Extractor fan. Radiator.

External

Gardens to the front and rear. Driveway. Garage.

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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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