



Whickham View

Denton Burn

- Semi Detached Bungalow
- Vacant Possession
- Two Bedrooms
- Two Reception Rooms
- Conservatory

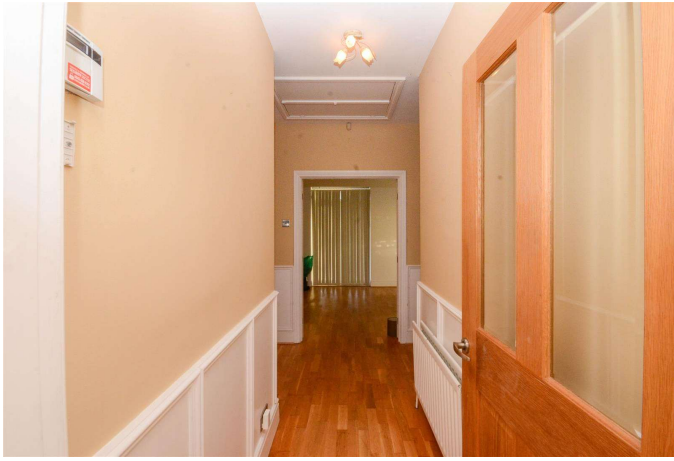
Auction Guide Price: £135,000

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WHICKHAM VIEW, DENTON BURN, NEWCASTLE UPON TYNE NE15 6TA

PROPERTY DESCRIPTION

For sale by auction with vacant possession is this semi detached bungalow located in Denton Burn. The accommodation briefly comprises of hallway, lounge, dining room, kitchen, conservatory, two bedrooms and bathroom. Externally, there is a driveway to the front and garden to the rear.

The property benefits from double glazing throughout. Solar panels are fitted, owned outright.

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: C

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL

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.

For Sale by Auction: Thursday 30th January 2025
Option 1 Terms and Conditions apply



Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd

Terms and conditions apply see website
www.agentspropertyauction.com



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Hallway

Radiator.

Lounge 14' 0" into bay x 13' 4" (4.26m x 4.06m)

Double glazed box bay window to the front. Gas fire with Hive heating control. Radiator.

Dining Room 10' 8" x 8' 6" (3.25m x 2.59m)

French door to the rear. Radiator. Leads into kitchen.

Kitchen 11' 11" x 6' 9" (3.63m x 2.06m)

Double glazed window to the side. Gas hob. Sink/drainer. Integrated fridge. Integrated washing machine.

Conservatory 13' 11" x 6' 1" (4.24m x 1.85m)

Double glazed window to the rear. Door to the rear. Radiator.

Bedroom One 14' 3" into bay x 12' 10" max (4.34m x 3.91m)

Double glazed box bay window to the front. Radiator.

Bedroom Two 9' 8" x 14' 5" (2.94m x 4.39m)

Double glazed window to the rear. Fitted wardrobe. Radiator.

Bathroom

Frosted double glazed window to the side. Panelled bath. Shower cubicle. Pedestal wash hand basin. Low level WC.

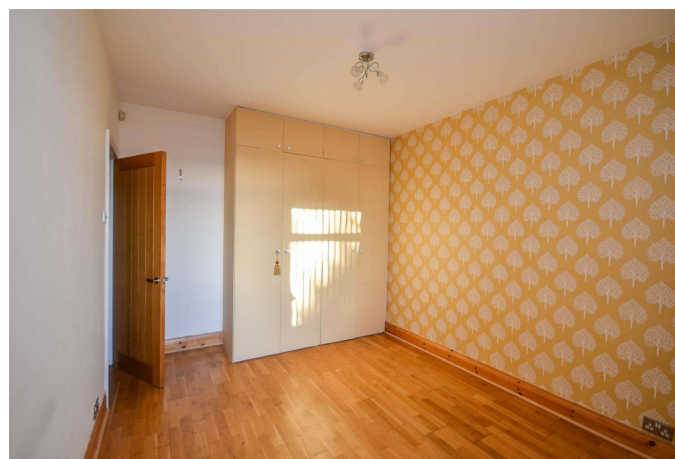
Loft

Two skylights. Eaves storage.

External

Driveway to the front. Garden to the rear. Brick storage area. Further storage area under decking.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

