



Allchurch Denton Burn

- Semi Detached House
- No Chain
- Two Bedrooms
- Conservatory
- Driveway & Garage

Offers Over: £160,000

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ALLCHURCH, DENTON BURN, NEWCASTLE UPON TYNE NE15 7PW

PROPERTY DESCRIPTION

This semi detached house located in Denton Burn benefits from no onward chain, which can simplify and potentially speed up the buying process. One of the charming features of this property is the conservatory, which offers an extra space where you can relax, read a book, or simply enjoy the view of the garden. The presence of a garden adds to the appeal of the outdoors, providing a perfect retreat for those who enjoy gardening or wish to create a play area for children. The property comes with a single garage, providing secure parking or additional storage space.

Accommodation to the ground floor briefly comprises of porch, lounge, kitchen and conservatory. To the first floor is a landing, two bedrooms and bathroom. Externally, there is a driveway, garage, and gardens to the front and rear.

The property benefits from double glazing throughout.

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: B

EPC Rating: TBC

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search.

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.

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Porch

Lounge 15' 2" x 12' 5" max (4.62m x 3.78m)

Double glazed window to the front. Two radiators. Gas fire.

Kitchen 12' 6" x 8' 10" (3.81m x 2.69m)

Gas hob. Extractor hood. One and a half bowl sink/drainer. Plumbed for washing machine. Plumbed for dishwasher. Integrated electric oven. Integrated microwave. Radiator.

Conservatory 13' 0" x 10' 7" (3.96m x 3.22m)

French doors to the rear.

First Floor Landing

Double glazed window to the side. Loft access (drop down ladder, fully boarded). Storage cupboard.

Bedroom One 12' 6" into wardrobe x 8' 11" (3.81m x 2.72m)

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

Bedroom Two 12' 5" x 7' 0" (3.78m x 2.13m)

Double glazed window to the front. Storage cupboard. Radiator.

Bathroom 7' 4" x 5' 9" (2.23m x 1.75m)

Shower cubicle. Low level WC. Vanity wash hand basin. Extractor fan. Heated towel rail.

External

Driveway. Garage. Gardens to the front and rear.

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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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