



Legion Grove

Denton Burn

- Semi Detached House
- No Chain
- Three Bedrooms
- Two Reception Rooms
- Ground Floor Bathroom

Offers Over: £160,000

0191 274 4661

380 West Road, Fenham, NE4 9RL

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
fenham@rmsestateagents.co.uk

LEGION GROVE, DENTON BURN, NEWCASTLE UPON TYNE NE15 7UJ

PROPERTY DESCRIPTION

For sale with no chain in Denton Burn is this semi detached house. The accommodation to the ground floor briefly comprises of porch, hallway, lounge dining room, kitchen and bathroom. To the first floor is a landing and three bedrooms.

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: A

EPC Rating: TBC

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL

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

Hallway

Lounge 16' 4" x 10' 2" (4.97m x 3.10m)

Dual aspect. Double glazed windows to the front and rear. Gas fire. Wall mounted electric heater.

Kitchen 10' 2" x 8' 4" (3.10m x 2.54m)

Double glazed window to the side. Sink/drain. Integrated electric oven and hob. Integrated microwave. Extractor hood. Wall mounted electric heater.

Dining Room 9' 7" x 8' 6" (2.92m x 2.59m)

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

Bathroom 5' 1" x 5' 2" (1.55m x 1.57m)

Frosted double glazed window to the front. Walk in shower cubicle. Low level WC. Wash hand basin. Heated towel rail.

First Floor Landing

Frosted double glazed window to the side. Loft access.

Bedroom One 16' 4" x 8' 6" (4.97m x 2.59m)

Dual aspect. Double glazed windows to the front and rear. Wall mounted electric heater.

Bedroom Two 10' 1" x 7' 3" (3.07m x 2.21m)

Double glazed window to the front. Wall mounted electric heater.

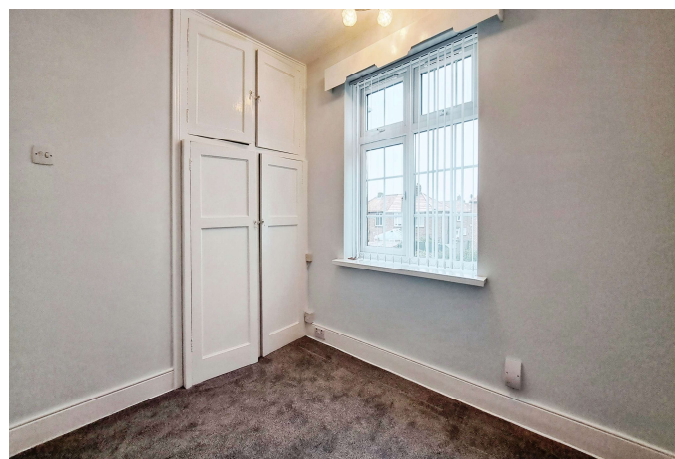
Bedroom Three 10' 2" x 7' 4" (3.10m x 2.23m)

Double glazed window to the rear. Wall mounted electric heater.

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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