



Hillside Avenue, South West Denton

- Semi detached house
- Three bedrooms
- Cloakroom/W.C
- No onward chain
- Breakfasting kitchen
- Bathroom/W.C

£185,000



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Hillside Avenue, South West Denton, NE15 7RH

Introducing a delightful semi-detached house, presented in good condition and available for sale. This property is very appealing to first-time buyers and families alike, offering a wonderful opportunity to settle into a home that's ready to house cherished memories.

Internally the property briefly comprises an entrance hall leading to cloakroom/W.C, lounge and modern fitted breakfasting kitchen/dining area. To the first floor there are three spacious bedrooms and a family bathroom/W.C.

A beneficial feature of this property is its location. It is nestled in a friendly neighbourhood with excellent public transport links, making daily commuting hassle-free. The property is also in close proximity to local amenities, which adds to the convenience of everyday living. Additionally, there are highly-regarded schools nearby, making this an ideal place for families with school-going children.

To top it off, this property is available without any onward chain, making the buying process smooth and straightforward. In summary, this semi-detached house is a perfect blend of comfort, convenience, and modern living. A viewing is highly recommended to truly appreciate this property's potential to be a wonderful home.

Hallway

Central heating radiator and stairs up to the first floor.

Cloakroom/W.C

Fitted with a low level W.C and wall mounted wash hand basin.

Lounge 14' 7" Into bay x 12' 0" Max (4.44m x 3.65m)

Central heating radiator, laminate flooring and a double glazed bay window to the front.

Open plan breakfasting Kitchen and Dining area

Kitchen 18' 7" Max x 8' 1" Max (5.66m x 2.46m)

Fitted with a range of wall and base units with work surfaces over and upstands, 1 ½ bowl stainless steel sink with mixer tap and drainer, integrated appliances including hob with stainless steel extractor hood over, eye level oven and grill, dishwasher, central heating radiator, breakfast bar, laminate flooring and a double glazed window to the rear.

Dining Area 9' 9" Plus door recess x 4' 7" Plus recess (2.97m x 1.40m)

Laminate flooring, central heating radiator, double glazed window and French doors leading to the rear garden.

Landing

Double glazed window to the side.

Bedroom One 14' 3" Into bay x 10' 4" Plus recess (4.34m x 3.15m)

Double glazed bay window to the front, laminate flooring, and a central heating radiator.

Bedroom Two 10' 4" Plus recess x 8' 8" Plus recess (3.15m x 2.64m)

Double glazed window to the rear, central heating radiator and laminate flooring.

Bedroom Three 8' 4" Max including storage x 7' 11" Max (2.54m x 2.41m)

Double glazed window to the front, central heating radiator, laminate flooring and built in storage shelving.

Bathroom/W.C

Fitted with a three piece bathroom suite comprising low level W.C, panel bath with shower over and screen, vanity wash hand basin, heated towel rail, laminate flooring, recessed downlights and two double glazed windows to the rear.

Externally

Front Garden

Lawn garden with paved drive to side leading to the single garage.

Rear Garden

Enclosed mainly lawn garden with paved area.

Garage 20' 4" x 6' 6" (6.19m x 1.98m), Door width 6' 0" (1.83m)

Up and over door, and door leading to the rear garden.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains -

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: Garage and driveway

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: C

COUNCIL TAX BAND: B

WD8153/BW/EM/19.02.2025/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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