



Linbridge Drive, West Denton

- First floor flat
- Two bedrooms
- Modern fitted kitchen
- No onward chain
- Bathroom/w.c
- Enclosed rear garden

Offers Over £90,000



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ROOK
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SAYER

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Linbridge Drive, West Denton, NE5 5DP

We are delighted to present this impressive 2-bedroom flat, which is currently available for sale. This property is in good condition, with a well-maintained throughout.

Internally the property comprises an entrance lobby with stairs up to the first floor leading to spacious lounge, modern fitted kitchen, two bedrooms and bathroom/W.C.

There was a new combination boiler fitted 7th October 2023 which came with a 5-year warranty at that time. A new roof was fitted on 27/03/2017

This property is situated within close proximity to excellent public transport links, facilitating easy commutes. Moreover, there are several notable schools in the vicinity, making this property an excellent choice for those with educational needs. A variety of local amenities are also on hand, including shops, cafes, and leisure facilities.

Externally there is an enclosed rear garden which is mainly laid to lawn with paved seating area. Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation and location on offer.

Entrance Lobby
Stairs up to the first floor.

Landing
Central heating radiator.

Lounge 16' 7" Plus alcove x 11' 4" Plus large recess (5.05m x 3.45m)
Two double glazed windows to the front, laminate flooring, and a central heating radiator.

Kitchen 9' 6" Max plus storage cupboard x 9' 1" Plus recess (2.89m x 2.77m)
Fitted with a range of wall and base units with work surfaces over, splash back tiles, stainless steel sink with mixer tap and drainer, integrated appliances including gas hob with oven below and extractor hood over, fridge and freezer, cupboard housing central heating boiler, central heating radiator and a double glazed window to the rear.

Bathroom/W.C
Fitted with a three piece white bathroom suite comprising low level w.c, pedestal wash hand basin, panel bath with shower over and screen, tiled walls and flooring, chrome heated towel rail and a double glazed window to the rear. Access to fully boarded large loft space.

Bedroom One 12' 2" Max x 11' 3" Max (3.71m x 3.43m)
Double glazed window to the front, laminate flooring, and a central heating radiator.

Bedroom Two 11' 1" Plus recess x 9' 8" Plus storage cupboard (3.38m x 2.94m)
Double glazed window to the rear, laminate flooring, and a central heating radiator.

Externally
There is an enclosed rear garden which is mainly laid to lawn with paved seating area and brick-built outhouse.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains – Gas
Broadband: Fibre to premises
Mobile Signal Coverage Blackspot: No
Parking: On street parking

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
Leasehold. 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: 125 years from 21st March 2005
Ground Rent: £10 per annum
Service Charge: £229.55 per annum

EPC RATING: C
COUNCIL TAX BAND: A

WD8053/BW/EM/30.10.2024/V.2



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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