



Legion Grove

Denton Burn

- Extended Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Ground Floor Bathroom
- Gardens to Front & Rear

Offers Over: £155,000

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

PROPERTY DESCRIPTION

Extended semi detached house offered for sale in Denton Burn. The accommodation to the ground floor briefly comprises of hallway, dining room/bedroom, bathroom, kitchen and lounge leading to dining area. To the first floor is a landing and three bedrooms. Externally are gardens to the front and rear.

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: B

EPC Rating: C

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking



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.

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Hallway

Radiator.

Dining Room/Bedroom 10' 1" max x 8' 4" (3.07m x 2.54m)

(Has been used previously as a bedroom)

Double glazed window to the side. Radiator.

Bathroom

Frosted double glazed window to the front. Vanity wash hand basin.

Low level WC. Shower cubicle. Corner bath. Radiator.

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

Double glazed window to the front. Radiator. Opens into dining area.

Dining Area

Sliding door to the rear. Radiator.

Kitchen 18' 8" x 7' 1" (5.69m x 2.16m)

Double glazed window to the rear. Plumbed for washing machine.

Plumbed for dishwasher. Sink/drain. Gas hob. Electric oven.

First Floor Landing

Frosted double glazed window to the side. Loft access.

Bedroom One 16' 4" x 8' 7" (4.97m x 2.61m)

Double glazed window to the rear. Radiator.

Bedroom Two 10' 1" x 7' 1" (3.07m x 2.16m)

Double glazed window to the front. Radiator.

Bedroom Three 7' 2" x 10' 2" max (2.18m x 3.10m)

Dual aspect. Double glazed windows to the front and rear. Radiator.

External

Gardens to the front and rear.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

