



Whickham View

Denton Burn

- Semi Detached Bungalow
- No Chain
- Two Bedrooms
- Two Reception Rooms
- Conservatory
- Driveway & Rear Garden

Asking Price: £165,000

ROOK
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SAYER

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WHICKHAM VIEW, DENTON BURN, NEWCASTLE UPON TYNE NE15 6TA

PROPERTY DESCRIPTION

Offered with no chain is this semi detached bungalow located in Denton Burn. The accommodation briefly comprises of hallway, lounge, dining room, kitchen, conservatory, two bedrooms and bathroom. Externally, there is a driveway to the front and garden to the rear.

The property benefits from double glazing throughout. Hive heating system. Solar panels are fitted, which are owned outright.

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: C

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Driveway



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.

FN00009603/SJP/SP/11072024/V.3



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Hallway

Radiator.

Lounge 14' 0" into bay x 13' 4" (4.26m x 4.06m)

Double glazed box bay window to the front. Gas fire. Radiator.

Dining Room 10' 8" x 8' 6" (3.25m x 2.59m)

French door to the rear. Radiator. Leads into kitchen.

Kitchen 11' 11" x 6' 9" (3.63m x 2.06m)

Double glazed window to the side. Gas hob. Sink/drainer. Integrated fridge. Integrated washing machine.

Conservatory 13' 11" x 6' 1" (4.24m x 1.85m)

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

Bedroom One 14' 3" into bay x 12' 10" max (4.34m x 3.91m)

Double glazed box bay window to the front. Radiator.

Bedroom Two 9' 8" x 14' 5" (2.94m x 4.39m)

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

Bathroom

Frosted double glazed window to the side. Panelled bath. Shower cubicle. Pedestal wash hand basin. Low level WC.

Loft

Two skylights. Eaves storage.

External

Driveway to the front. Garden to the rear. Brick storage area under decking, together with additional storage area.

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 81 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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

