



Baroness Drive

Denton Burn

- Semi Detached House
- Two Reception Rooms
- Three Bedrooms
- Utility
- Ground Floor WC

Offers Over: £195,000

0191 274 4661

380 West Road, Fenham, NE4 9RL

ROOK
MATTHEWS
SAYER

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



BARONESS DRIVE, DENTON BURN, NEWCASTLE UPON TYNE NE15 7AU

PROPERTY DESCRIPTION

We are pleased to present this semi detached house for sale in Denton Burn. This property offers a multitude of beneficial features, including utility and ground floor WC, and is ready to welcome its new owners. With its two reception rooms it provides enough space for relaxation and entertainment. Adding to the property's appeal, there is a boarded loft, which can serve various practical purposes or be transformed into additional storage spaces.

Furthermore, the property benefits from gardens, driveway and a single garage, making it a complete package for anyone looking for function and comfort in one place.



One of the key advantages of this property is its location. It is well connected with public transport links making daily commuting easy, together with easy access to the A1 and A69. For families, the proximity to local schools is a great plus. In addition, it is surrounded by local amenities ensuring that everything you need is just a short distance away.

This house is more than just a place to live. With its unique features and excellent location, it offers a lifestyle that caters to convenience and comfort. Whether you are a professional looking for a home close to transport links, or a family seeking a property near schools, this semi-detached house could be the perfect fit for you.

The accommodation to the ground floor briefly comprises of hallway, lounge, dining room, kitchen, utility and WC. To the first floor is a landing, three bedrooms and bathroom.



The property benefits from double glazing throughout.

Early viewing is recommended.

Council Tax Band: B

EPC Rating: D

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

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.

FN00009807/SJP/SP/11022025/V.1

BARONESS DRIVE, DENTON BURN, NEWCASTLE UPON TYNE NE15 7AU

Hallway

Stairs to first floor landing.

Lounge 13' 10" into bay x 13' 0" max (4.21m x 3.96m)

Double glazed bay window to the front. Radiator.

Dining Room 13' 0" max x 12' 0" (3.96m x 3.65m)

Double glazed window to the rear. Radiator.

Kitchen 8' 10" x 7' 0" (2.69m x 2.13m)

Double glazed window to the rear. One and a half bowl sink. Electric oven. Door to utility. Radiator.

Utility 7' 0" x 5' 9" (2.13m x 1.75m)

Plumbed for washing machine. Door to rear. Door to garage.

WC

Low level WC. Wash hand basin.

First Floor Landing

Frosted double glazed window to the side.

Bedroom One 11' 11" x 11' 3" plus wardrobe (3.63m x 3.43m)

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

Bedroom Two

15' 1" into bay x 11' 3" into wardrobe (4.59m x 3.43m)

Double glazed bay window to the front. Fitted wardrobe. Radiator.

Bedroom Three 8' 10" x 7' 11" (2.69m x 2.41m)

Double glazed window to the front. Radiator.

Bathroom 8' 1" x 7' 6" (2.46m x 2.28m)

Frosted double glazed window to the side. Shower cubicle. Vanity wash hand basin. Low level WC. Radiator.

Loft 10' 1" x 11' 6" (3.07m x 3.50m)

Fully boarded.

External

Gardens to the front and rear. Driveway. Garage with workshop area.

FN00009807/SJP/SP/11022025/V.1





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	56 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

