



## Hayleazes Road

### Denton Burn

- Semi Detached House
- Two Bedrooms
- Two Reception Rooms
- Gardens to Front & Rear

**Offers Over: £125,000**

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**HAYLEAZES ROAD, DENTON BURN, NEWCASTLE UPON TYNE NE15 7TQ**

### PROPERTY DESCRIPTION

Presenting a splendid semi-detached house in good condition, located in Denton Burn, now available for sale. This property, currently achieving a rental income of £800 per month, is ideal for both first-time buyers and investors. Rook Matthews Sayer have not had sight of the tenancy agreement, but the property can be sold with vacant possession if preferred.

The house is well-proportioned and boasts two comfortable reception rooms, perfect for entertaining guests or spending quality family time. Additionally, there are two inviting bedrooms, offering ample space for rest and relaxation. The property also encompasses a well-maintained bathroom and a fully-equipped kitchen, ensuring all your needs are catered for.

A notable aspect of this property is the garden, an ideal spot for a bit of green-fingered activity or simply enjoying the outdoors. An added bonus is the extension to the rear of the house.

The property's location is another of its strengths. It is in close proximity to public transport links, making commuting a breeze. It's also near a number of reputable schools, a significant advantage for those with school-going children.

This semi-detached house is a great opportunity for those looking to make a smart investment or secure their first home. Its good condition, tenant occupancy history, and desirable location make it an attractive proposition for a wide range of potential buyers. We look forward to helping you make it your own.

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: D

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Parking: On Street Parking

Mobile Signal Coverage Blackspot: No

The property benefits from double glazing throughout.

### 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.

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**HAYLEAZES ROAD, DENTON BURN, NEWCASTLE UPON TYNE NE15 7TQ**

**Hallway**

Frosted double glazed window to the front. Stairs to first floor landing. Radiator.

**Lounge 16' 2" x 10' 3" (4.92m x 3.12m)**

Double glazed window to the front. Radiator.

**Kitchen 11' 2" x 8' 5" (3.40m x 2.56m)**

Sink/drain. Gas hob. Extractor hood. Plumbed for washing machine. Opens into dining room.

**Dining Room 18' 2" x 7' 10" (5.53m x 2.39m)**

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

**First Floor Landing**

Frosted double glazed window to the side.

**Bedroom One 10' 4" x 16' 3" (3.15m x 4.95m)**

Double glazed windows to the front and rear. Radiator.

**Bedroom Two 9' 10" x 8' 1" (2.99m x 2.46m)**

Double glazed window to the rear. Radiator.

**Bathroom 10' 0" max x 8' 1" (3.05m x 2.46m)**

Frosted double glazed window to the front. Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Extractor fan. Radiator.

**External**

Gardens to the front and rear.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 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.

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