



Gretna Road, Denton Burn NE15 7PH

Offers Over: £320,000

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Semi Detached House

Sun Room

Three Bedrooms

Large Driveway

Boarded & Floored Loft Area

Garage

Open Plan Kitchen/Dining Room

Well Presented

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION

This immaculate semi detached house is now available for purchase in a highly sought after area. The property is in an immaculate condition, and boasts standout features, including double glazed sash windows throughout, exposed brick wall to the dining area, wine cooler to the kitchen. The large open plan kitchen is a real treat for culinary enthusiasts, and includes a double electric oven. This room boasts a kitchen island, dining area and space for additional lounge furniture, making it a perfect spot for both cooking and socialising.

The house also includes a sun room, a unique feature that adds an extra layer of comfort to the property. The room is perfect for relaxing, reading, or just spending a quiet afternoon. The residence offers three bedrooms, all of which are well presented. Two of the bedrooms feature built in wardrobes, providing plenty of storage space. To the bathroom is both a free standing bath and walk in shower.

The fully boarded and floored loft area, complete with skylights, offers potential for further development.

Outside, the property has a large driveway and a paved area to the rear, adding to its appeal.

The house is conveniently located, with public transport links and nearby schools making it an ideal home for families. This well-presented property, with its unique features and prime location, is waiting for you to call it home. Don't miss this opportunity.

The accommodation to the ground floor briefly comprises of hallway, lounge, open plan kitchen/dining room and sun room. To the first floor is a landing, three bedrooms and bathroom. The loft area is fully boarded and floored.

Hallway

Stairs to first floor landing. Radiator.

Lounge 16' 2" into bay x 13' 2" max (4.92m x 4.01m)

Double glazed sash bay window to the front. Spotlights. Radiator.

Open Plan Kitchen/Dining Room

Kitchen Area 11' 5" x 10' 2" (3.48m x 3.10m)

Double glazed sash window to the side. Electric hob. Wine cooler. Integrated double electric oven. Central island. Inset sink.

Dining Area 13' 9" x 13' 8" (4.19m x 4.16m)

Exposed brick wall. Log burner.

Sun Room 17' 5" x 8' 9" (5.30m x 2.66m)

Two double glazed sash windows to the rear. French door to the rear. Radiator.

First Floor Landing

Frosted stained glass single glazed window to the side. Loft access (pull down ladder).

Bedroom One 16' 10" into bay x 12' 5" (5.13m x 3.78m)

Double glazed sash bay window to the front. Fitted wardrobes. Spotlights. Radiator.

Bedroom Two 11' 4" into wardrobe x 13' 3" (3.45m x 4.04m)

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

Bedroom Three 8' 8" x 7' 9" (2.64m x 2.36m)

Double glazed sash window to the front. Spotlights. Radiator.

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Bathroom 9' 0" x 7' 8" (2.74m x 2.34m)

Frosted glass sash window to the rear. Free standing bath. Walk in shower cubicle. Vanity wash hand basin. Low level WC. Extractor fan.

Loft Area 15' 3" x 17' 8" (4.64m x 5.38m)

Two skylights. Eaves storage.

External

Large driveway. Garage. Paved area to rear.

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: Driveway

The property benefits from double glazing where stated.

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.

FN00010035/SJP/SP/02052025/V.1



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

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