



Buteland Road, Denton Burn, Newcastle upon Tyne NE15 7UL

**Offers Over: £165,000**

Available for sale is this semi detached house located in Denton Burn. The accommodation to the ground floor briefly comprises of hallway, lounge, large open plan kitchen/dining area and separate utility/WC. To the first floor is a landing, two bedrooms and bathroom. Externally, there are two outbuildings, currently used by the owners as a gym and a bar, large driveway and garden to the rear.

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





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**Semi Detached House**

**Ground Floor WC**

**No Chain**

**Bar & Gym**

**Two Bedrooms**

**Large Driveway, Rear Garden**

**For any more information regarding the property please contact us today**

#### **Hallway**

Frosted double glazed window to the front.

#### **Lounge 16' 4" x 10' 1" (4.97m x 3.07m)**

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

#### **Open Plan Kitchen/Dining Room**

##### **Kitchen Area 19' 1" x 6' 4" (5.81m x 1.93m)**

Double glazed window to the front. Sink/drain. Gas hob. High gloss units. Integrated electric oven. Integrated microwave. Extractor hood. Radiator.

##### **Dining Room 10' 3" x 15' 10" (3.12m x 4.82m)**

French doors to the rear. Radiator.

##### **Utility/WC 5' 0" x 5' 1" (1.52m x 1.55m)**

Frosted double glazed window to the front. Plumbed for washing machine. Low level WC. Wash hand basin.

#### **First Floor Landing**

Loft access.

##### **Bedroom One 16' 4" x 8' 10" (4.97m x 2.69m)**

Dual aspect. Double glazed windows to the front and rear. Two radiators.

##### **Bedroom two 9' 9" x 7' 0" (2.97m x 2.13m)**

Double glazed window to the front. Loft access. Radiator.

##### **Bathroom 7' 7" x 9' 9" (2.31m x 2.97m)**

Frosted double glazed window to the rear. Shower cubicle. Vanity wash hand basin. Panelled bath with shower over. Low level WC. Heated towel rail.

#### **External**

Large driveway. Two outbuildings, housing a gym and a bar (bar area has a log burner). Rear garden.





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ROOK  
MATTHEWS  
SAYER

### 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 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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MATTHEWS  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 68 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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**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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