



Northcote Avenue, West Denton

- Semi detached house
- Three bedrooms
- Kitchen/diner
- Shower room/w.c
- Parking for multiple vehicles
- Garage

£210,000



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Northcote Avenue, West Denton, NE5 5AN

Located at the top of Northcote Avenue is this semi detached family home. The property offers spacious accommodation and briefly comprises an entrance hall, lounge, modern fitted kitchen/diner, three bedrooms and shower/w.c. Externally there is a paved driveway providing parking for multiple vehicles and an enclosed garden to the side which is mainly laid to lawn with paved seating area. Rook Matthews Sayer would highly recommend an internal viewing to appreciate the accommodation on offer.

Entrance Hall
Laminate flooring, central heating radiator, understairs storage cupboard and stairs up to the first floor.

Lounge 15' 6" Into bay and alcove x 14' 10" Into bay (4.72m x 4.52m)
Two double glazed bay windows, two central heating radiators, laminate flooring, television point and fitted fireplace.

Kitchen/Diner 19' 9" Plus door recess x 10' 1" (6.02m x 3.07m)
Fitted with a range of wall and base units with work surfaces over and upstands, integrated appliances including electric hob with extractor hood over, oven and grill, 1 ½ bowl stainless steel sink with mixer tap and drainer, storage cupboard, central heating radiator, tiled flooring, double glazed window, and French doors leading to the garden.

Landing
Double glazed window, airing cupboard and loft access.

Bedroom One 13' 0" Into bay plus recess x 12' 2" Plus wardrobes (3.96m x 3.71m)
Double glazed bay window to the side, double glazed window to the front, central heating radiator and fitted wardrobes.

Bedroom Two 10' 9" x 10' 4" (3.27m x 3.15m)
Double glazed window to the side and a central heating radiator.

Bedroom Three
Double glazed window to front, central heating radiator and storage cupboard.

Shower room/w.c
Fitted with a low level w.c with concealed cistern, vanity wash hand basin, central heating radiator, recessed spotlights, double shower cubicle and double glazed window.

Externally
Front Garden
Paved driveway providing parking for multiple vehicles.

Rear Garden
Enclosed lawn garden with paved seating area.

Garage 16' 8" x 7' 7" (5.08m x 2.31m)
Up and over door, power and lighting.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: ADSL Modem
Mobile Signal Coverage Blackspot: No
Parking: Driveway and garage

MINING
The property is not known to be on a coalfield and not known to be 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
Freehold – 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

COUNCIL TAX BAND: C
EPC RATING: D

WD7787/BW/EM/04.04.2024/V.1.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 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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