



## Crofton Way, West Denton Park

- Detached family home
- Three bedrooms
- Conservatory
- Kitchen and utility room
- No onward chain
- Single garage

**£220,000**



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# Crofton Way, West Denton Park, NE15 8QF

Welcome to this delightful detached family home, currently listed for sale. This home is perfect for couples and families alike.

The property is offered with vacant possession and internally comprises an entrance hall, ground floor w.c., lounge/dining room, conservatory, kitchen, and utility room.

To the first floor there are three bedrooms and shower room/w.c.

Externally there are front and rear gardens. The front is laid to lawn with paved driveway providing off street parking and leading to the single garage. The rear offers a large landscaped garden with planted shrubs.

Location-wise, this house is a gem. For those who enjoy an active lifestyle, cycling routes are easily accessible. Plus, getting around is a breeze with public transport links nearby.

#### Entrance Hall

Central heating radiator and stairs up to the first floor.

#### Cloakroom/w.c

Fitted with a low level w.c., pedestal wash hand basin, central heating radiator and a double glazed window to the front.

#### Open plan lounge/dining room

Lounge Area 13' 11" Plus bow window x 13' 7" Max (4.24m x 4.14m)

Double glazed bow window to the front, central heating radiator and feature fireplace.

#### Dining Area 10' 1" x 7' 9" (3.07m x 2.36m)

Central heating radiator and double glazed sliding doors to:-

#### Conservatory 10' 3" Max x 7' 2" Max (3.12m x 2.18m)

Double glazed windows, tiled flooring and French doors leading to the rear garden.

#### Kitchen 9' 7" Max plus store x 8' 1" Max (2.92m x 2.46m)

Fitted with a range of wall and base units with work surfaces over, tiled splash backs, 1 ½ bowl stainless steel sink with mixer tap and drainer, integrated gas hob with oven below and extractor hood over, central heating radiator, storage cupboard, tiled flooring and a double glazed window to the rear and door leading to:-

#### Utility Room 9' 9" x 7' 8" (2.97m x 2.34m)

Fitted with a range of wall and base units with work surfaces over, plumbing for an automatic washing machine, tiled walls, and flooring and a double glazed window.

#### Landing

Double glazed window and storage cupboard.

#### Bedroom One 10' 10" Plus wardrobes x 8' 4" plus recess (3.30m x 2.54m)

Double glazed window to the front, central heating radiator, loft access and fitted wardrobes.

#### Bedroom Two 10' 10" Max x 8' 9" Plus recess (3.30m x 2.66m)

Double glazed window to the rear and central heating radiator.

#### Bedroom Three 7' 9" x 7' 1" (2.36m x 2.16m)

Double glazed window to the front and central heating radiator.

#### Shower room/w.c

Fitted with low level w.c., shower cubicle, vanity wash hand basin, chrome heated towel rail, tiled walls, and flooring and a double glazed window.

#### Externally

##### Front Garden

Lawn garden with paved drive providing parking for two vehicles, leading to the single garage.

##### Rear Garden

Enclosed large landscaped garden with planted borders and paved seating area.

#### Garage 17' 9" x 8' 5" (5.41m x 2.56m)

Door width 7' 5" (2.26m)

Up and over door, power, and lighting.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains – Gas

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: C

WD7836/BW/EM/24.05.2024/V.2



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