



The Roman Way | West Denton | NE5 5AD

£155,000



3



1



1

Semi detached family home

Three bedrooms

Conservatory

Bathroom/W.C

"Front and rear gardens

No onward chain

ROOK
MATTHEWS
SAYER

We are excited to introduce to you this semi-detached development property that is just waiting for your loving touch.

Currently listed for sale, this charming home is just bursting with potential. The property internally comprises an entrance porch leading to lounge, kitchen, storage room, conservatory and cloakroom/w.c. To the first floor there are three bedrooms and a bathroom/w.c.

This property is nestled in a neighborhood that is well-connected with public transport links. You will find local amenities just a stone's throw away.

Externally there are gardens to the front and side, with an enclosed yard to the rear.

Interest is expected to be high therefore we would recommend an internal viewing to appreciate the potential on offer.

Entrance Porch

Double glazed windows, tiled flooring, and door to lounge.

Lounge 15' 8" Max plus recess and bay x 16' 11" Max including alcove plus door recess (4.77m x 5.15m)
Double glazed bay window to the front, central heating radiator, fitted fireplace with brick surround and storage cupboard.

Kitchen 10' 6" Plus recess x 9' 10" Max (3.20m x 2.99m)
Fitted base units with work surfaces over, stainless steel sink with mixer tap and drainer, door leading to inner lobby, central heating radiator and a double glazed window to the rear.

Inner Lobby

Tiled walls and flooring with doors leading to storage room and external.

Storage room (Out house) 9' 8" Max x 8' 3" Max (2.94m x 2.51m)
Double glazed window

Cloakroom/W.C

Fitted with a close coupled W,C, central heating radiator and a double glazed window.

Conservatory 10' 7" x 7' 1" (3.22m x 2.16m)

Double glazed windows, central heating radiator and double glazed French doors leading to the side garden.

Landing

Double glazed window to the side and airing cupboard.

Bedroom One 13' 7" x 10' 8" (4.14m x 3.25m)

Double glazed window to the rear and a central heating radiator.

Bedroom Two 12' 2" Max including storage cupboard x 8' 11" Max (3.71m x 2.72m)

Double glazed window to the front with secondary glazing and a central heating radiator.

Bedroom Three 8' 11" x 7' 8" (2.72m x 2.34m)

Double glazed window to the front with secondary glazing and a central heating radiator.

Bathroom/w.c

Fitted with a three piece bathroom suite comprising low level W.C, panel bath with shower over and screen, pedestal wash hand basin, tiled walls, and flooring and a double glazed window to the rear.

Externally

Front Garden

Paved driveway to front providing off street parking, planted shrubs and access to the side garden which is paved with planted boarders.

Rear Yard

Enclosed area with paved area and artificial lawn.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains – Gas

Sewerage: Mains

Heating: Mains – Gas

Broadband: Not known

Mobile Signal Coverage Blackspot: No

Parking: Driveway

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: B

EPC RATING: D

WD7840/BW/EM/20.05.2024/V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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

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.