



## Denton View, Blaydon, Tyne And Wear, NE21 4DS

Offered chain free, this three bedroom property on Denton View presents an excellent opportunity for buyers looking for a project to modernise and make their own. The ground floor comprises a galley style kitchen and spacious lounge, with three well proportioned bedrooms and a family bathroom to the first floor. Externally, there is a multi car driveway to the front and a spacious rear garden. Located just a short walk from Winlaton Village, this property offers plenty of potential and is ideal for a range of buyers, including investors and those looking to create a home to their own taste. Viewing is highly recommended to appreciate the potential on offer



**\*\*\*CHAIN FREE\*\*\***

**STONE TERRACE**

**Three Bedrooms**

**Double Driveway**

**Project Property!**

**Awaiting EPC**

**£99,950**

**Lounge** 16' 0" x 14' 4" (4.88m x 4.37m) Max  
Benefits from a pleasant outlook to the rear garden.

**Kitchen** 14' 4" x 7' 0" (4.37m x 2.13m) Max  
Galley style kitchen with space for white goods.

**Bedroom 1** 14' 4" x 10' 11" (4.37m x 3.32m) Max

**Bedroom 2** 11' 11" x 7' 9" (3.63m x 2.36m) Max

**Bathroom** 8' 6" x 6' 5" (2.58m x 1.96m)  
Features W/C, Wash basin and Shower.

**Bedroom 3** 8' 4" x 6' 10" (2.55m x 2.09m) Max

### Externally

There is on street parking and a tiered garden to the front of the property, with a good sized lawn and patio garden to the rear ideal for entertaining.

### Additional Information

Council tax band A. Awaiting EPC Rating. We understand this property is freehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/>  
Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

### Important Note To Purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.





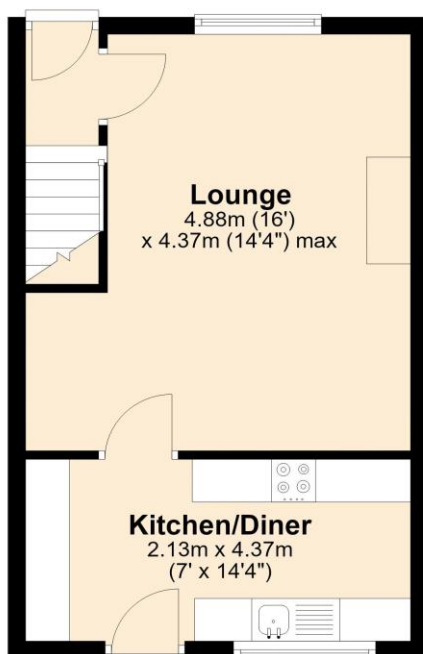
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**EPC Graph (full EPC available on request)**

## Floorplan

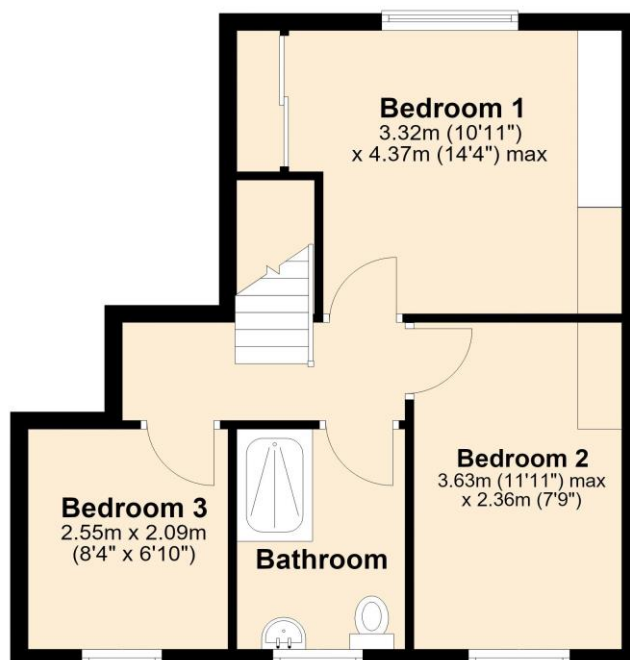
### Ground Floor

Approx. 31.2 sq. metres (335.7 sq. feet)



### First Floor

Approx. 38.9 sq. metres (418.5 sq. feet)



Total area: approx. 70.1 sq. metres (754.2 sq. feet)

For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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