



Morley Hill Road | East Denton | NE5 2AQ

£200,000



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Semi Detached House

Modern Fitted Kitchen

Three Bedrooms

Wet Room/W.C

Open Plan Lounge/Dining

Front & Rear Gardens

Sun Room

No Onward Chain

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Offered for sale with no onward chain, this well-presented semi-detached family home provides spacious and versatile accommodation, ideal for a range of buyers. Internally, the property comprises an entrance hall, cloakroom/WC, fitted kitchen with direct access to the rear garden, and a generous open-plan lounge/dining room which flows through to the bright and welcoming sun room, creating an excellent space for both everyday living and entertaining. The property further benefits from a modern security alarm system, which can be conveniently controlled and monitored via a smartphone application. To the first floor, there are three well-proportioned bedrooms, two of which benefit from fitted wardrobes with sliding mirrored doors. A wet room/WC completes the accommodation. Externally, the property enjoys both front and rear gardens. The front garden is block paved, providing ample off-street parking and access to the attached single garage. The enclosed rear garden is mainly laid to lawn and features a paved patio area, offering an ideal space for outdoor relaxation and family enjoyment. The property is conveniently situated within a popular residential location, with an excellent range of local amenities nearby, including well-regarded schools, shops, and leisure facilities. There are also excellent transport links, with regular bus services to Newcastle City Centre and easy access to the A69 and A1, making it ideal for commuters.

Agents Note: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

Stairs up to the first floor, central heating radiator and under stair storage cupboard.

Cloakroom/W.C

Fitted with a low level W.C, wash hand basin, chrome heated towel rail and a double glazed window.

Open plan Lounge/Dining Room

Lounge Area 13' 5" Into bay x 12' 4" Into alcove (4.09m x 3.76m)
Central heating radiator, double glazed bay window to the front, recessed downlights, television point and electric wall mounted fire.

Dining Area 13' 8" Max x 7' 11" Max (4.16m x 2.41m)

Vertical central heating radiator, recessed downlights and double doors leading to: -

Sun Room 9' 4" Max x 7' 7" Max (2.84m x 2.31m)

Central heating radiator, double glazed windows and French doors leading to the rear garden.

Kitchen 14' 3" Max x 9' 1" Max (4.34m x 2.77m)

Fitted with a range of wall and base units with work surfaces over and upstands, sink with mixer tap and drainer, integrated hob with oven below and extractor hood over, plumbing for an automatic washing machine, recessed downlights, double glazed windows to the rear and door leading to the rear garden.

Landing

Double glazed window to the side and loft access.

Bedroom One 13' 10" Into bay x 9' 3" Plus wardrobes (4.21m x 2.82m)

Double glazed bay window to the front, central heating radiator and fitted wardrobes with sliding mirrored doors.

Bedroom Two 8' 10" Plus wardrobes x 7' 10" Max (2.69m x 2.39m)

Double glazed window to the rear, central heating radiator and fitted wardrobes with sliding mirrored doors.

Bedroom Three 7' 3" x 7' 1" (2.21m x 2.16m)

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

Wet Room

Fully tiled with a low level w.c, vanity wash hand basin, walk in shower, chrome heated towel rail, recessed downlights and a double glazed window to the rear.

Externally

Front Garden

Block paved driveway leading to the single garage and lawn area to the side.

Rear Garden

Enclosed lawn garden with paved patio area.

Garage 12' 9" Max x 7' 1" Max (3.88m x 2.16m)

Door width 6' 9" (2.06m)

Power, lighting and up and over door.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage and Driveway

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.

ACCESSIBILITY

This property has accessibility adaptations:

- Wet room

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

WD8629/BW/EM/17.06.2026/V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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