

Denhill Park, Condercum Park, Newcastle upon Tyne NE15 6QE

Asking Price: £125,000

Located in Condercum Park, is this semi detached house available for sale. The accommodation to the ground floor briefly comprises of porch, hallway, lounge, dining room and kitchen. To the first floor is a landing, two bedrooms, bathroom and WC. Externally, there are gardens to the front and rear, driveway and garage.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: A
EPC Rating: D

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Semi Detached House

Two Bedrooms

Two Reception Rooms

Gardens to Front & Rear

Driveway

Garage

For any more information regarding the property please contact us today

Room Descriptions

Porch

Hallway
Stairs to the first floor landing. Radiator.

Lounge 15' 7" into bay x 11' 5" max (4.75m x 3.48m)
Double glazed bay window to the front. Radiator.

Dining Room 14' 10" x 12' 1" (4.52m x 3.68m)
French doors to the rear. Radiator.

Kitchen 6' 8" x 9' 0" (2.03m x 2.74m)
Double glazed window to the front. Sink/drainer. Plumbed for washing machine. Gas cooker point. Radiator. Door to the garage.

First Floor Landing

Bedroom One 13' 10" x 10' 11" into bay (4.21m x 3.32m)
Double glazed bay window to the front. Fitted wardrobe. Storage cupboard. Radiator.

Bedroom Two 10' 11" x 11' 8" (3.32m x 3.55m)
Double glazed window to the rear. Storage cupboard. Radiator.

Bathroom 7' 3" x 5' 3" (2.21m x 1.60m)
Frosted double glazed window to the rear. Panelled bath with shower over. Wash hand basin. Radiator.

WC
Frosted double glazed window to the rear. Low level WC.

External
Gardens to the front and rear. Driveway. Garage.

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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.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: 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.

RESTRICTIONS AND RIGHTS
Listed? No
Conservation Area? No
Restrictions on property? No
Easements, servitudes or wayleaves? No
Public rights of way through the property? No

RISKS
Flooding in last 5 years: No
Risk of Flooding: Zone 1
Any flood defences at the property: No
Coastal Erosion Risk: Low
Known safety risks at property (asbestos etc...): No

BUILDING WORKS
Any known planning permissions or proposals in the immediate locality: No
Outstanding building works at the property: No

ACCESSIBILITY
This property has no accessibility adaptations.

TENURE
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.

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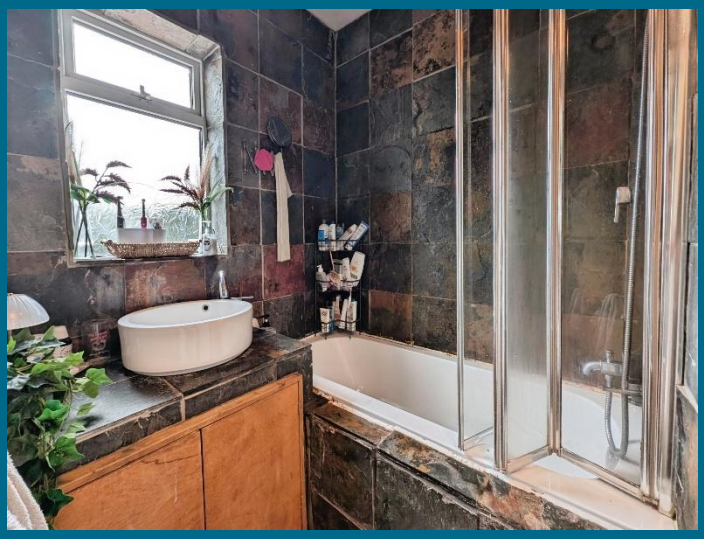





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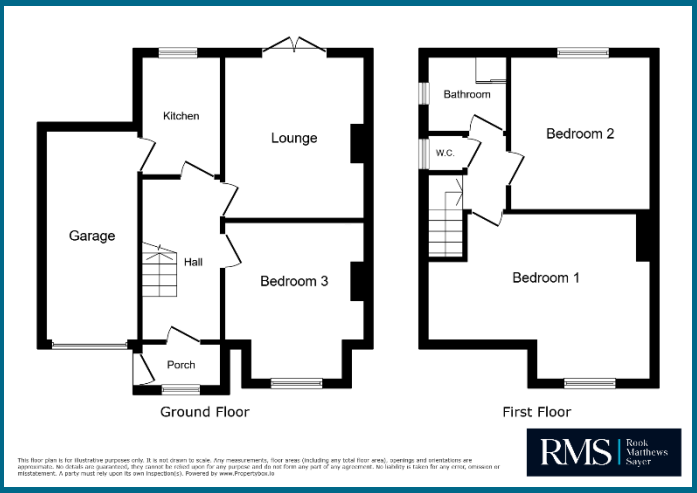

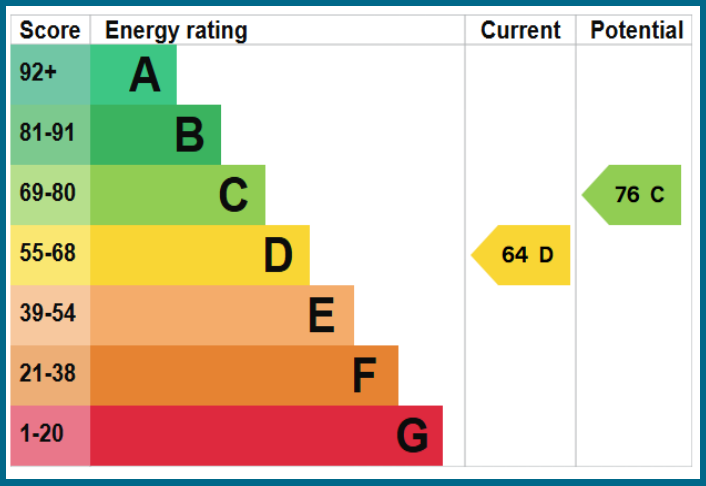

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The Property Ombudsman

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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