



Mapperley Drive | South West Denton | NE15 7RU

Offers Over £200,000



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**Fabulous Semi- Detached
Family Home**

Three Bedrooms

Immaculate Kitchen

Family Bathroom

Natural light throughout

Spacious Lounge

Rear Garden

Garage/Driveway

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Offering no onward chain is this spacious family home. Internally the property comprises an entrance porch, hallway, fitted a kitchen with a dedicated breakfast area, reception room which offers direct access to the garden.

Upstairs, there are three bedrooms, each benefiting from fitted wardrobes, providing useful storage, and helping to maximise floor space. A shower room/W.C serves the first floor.

Externally there are front and rear gardens. The front is laid to lawn with block pave drive providing off street parking and leading to the single garage. The rear garden is mainly laid to lawn with paved seating area.

The property is well placed for local amenities, including shops, cafés, and services available within the surrounding neighbourhoods of western Newcastle. Families will appreciate the nearby schools, with a choice of primary and secondary education within one mile.

Public transport links are a key advantage of this location. Nearby bus routes provide regular services into Newcastle city centre, with typical journey times of around 20-30 minutes depending on the route. The area also offers straightforward road access towards the A1 and A69 for travel across Tyneside and beyond.

Porch
Double glazed window and door to the hall.

Hall
Stairs to first floor, central heating radiator and under stairs storage.

Open plan lounge and dining room.

Lounge Area 15' 5" Max x 11' 5" Max (4.70m x 3.48m)
Open plan lounge and dining room, double glazed window to the front, central heating radiator, feature fireplace, and a television point.

Dining Area 10' 6" x 9' 4" (3.20m x 2.84m)
Double glazed door to the rear garden, laminate flooring, and a central heating radiator.

Breakfasting Kitchen 16' 2" Max x 8' 2" plus recess (4.92m x 2.49m)
Fitted with a range of wall and base units with work surfaces over, double glazed window and door to the rear, integrated oven with extractor hood over, integrated washing machine, stainless steel circular mixer tap with drainer, recess spotlighting, and a door to the garage.

Landing
Double glazed window to the side.

Bedroom One 11' 7" Max x 7' 6" plus fitted wardrobes (3.53m x 2.28m)
Double glazed window to the front, fitted wardrobes and a central heating radiator.

Bedroom Two 11' 7" Max x 6' 9" plus fitted wardrobes & recess (3.53m x 2.06m)
Double glazed window to the rear, fitted wardrobes and a central heating radiator.

Bedroom Three 8' 4" including fitted wardrobes x 7' 7" Max (2.54m x 2.31m)
Double glazed window to the front, fitted wardrobes and a central heating radiator.

Shower room
Double glazed window, walk in shower, pedestal wash hand basin, recess spot lighting, and a chrome heated towel rail.

Separate W.C
Low-level W.C and a recess spot lighting.

Externally

Front Garden
Lawn garden with block paved drive leading to the single garage.

Rear Garden
Enclosed garden which is mainly laid to lawn with paved seating area.

Garage 17' 1" Max x 8' 0" Max (5.20m x 2.44m)
Door width 7'0 (approx.)
Remote roller door, power, and lighting.

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: NA
Mobile Signal Coverage Blackspot: No
Parking: Garage/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.

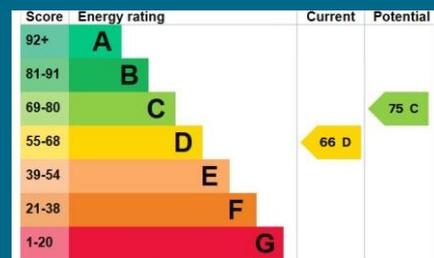
TENURE

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

EPC: D

COUNCIL TAX: C

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