



Denton Road, Denton Burn, Newcastle upon Tyne NE15 7HB

Offers Over: £365,000

Presented to a high standard is this detached house for sale in Denton Burn ,
offering generous living space and substantial gardens.

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Detached House

Three Reception Rooms

Master Bedroom with En Suite

Office

Three Further Bedrooms

Garden, Driveway & Garage

For any more information regarding the property please contact us today

Room Descriptions

Porch

Hallway 13' 3" x 9' 5" (4.04m x 2.87m)

Coving. Feature fireplace.

Lounge 11' 7" x 15' 9" into bay (3.53m x 4.80m)

Double glazed box bay window to the side. Coving.

Dining Room 10' 3" x 18' 11" (3.12m x 5.76m)

Double glazed window to the side and rear. Spotlights. Coving. French doors to the rear.

Family Room 18' 10" max x 13' 2" (5.74m x 4.01m)

Two double glazed windows to the side. Coving. Fireplace.

Office 18' 10" x 10' 0" (5.74m x 3.05m)

Two double glazed windows to the rear. Eaves storage. Radiator. Door to the rear.

WC

Low level WC.

Kitchen 16' 10" x 14' 2" (5.13m x 4.31m)

Dual aspect. Integrated dishwasher. Double glazed windows to the front and rear. French door to the rear, leading onto balcony.

First Floor Landing

Loft access (pull down ladder). Eaves storage. Radiator.

Master Bedroom 17' 0" max x 14' 3" (5.18m x 4.34m)

Double glazed window to the rear. Radiator.

En Suite 10' 3" x 5' 11" (3.12m x 1.80m)

Frosted double glazed window to the front. Jack and Jill sink unit. Shower cubicle. Low level WC with hot and cold bidet shower. Radiator.

Bedroom Two 11' 8" x 16' 0" into bay (3.55m x 4.87m)

Double glazed box bay window to the side. Radiator.

Bedroom Three 12' 6" x 7' 5" (3.81m x 2.26m)

Double glazed window to the rear. Radiator.

Bedroom Four 12' 7" x 9' 1" max (3.83m x 2.77m)

Double glazed window to the side. Radiator.

Bathroom 8' 4" x 7' 0" (2.54m x 2.13m)

Frosted double glazed window to the front. Panelled bath with shower over. Shower cubicle. Vanity wash hand basin. Low level WC. Radiator.

External

Large driveway to the front. Garage. Large rear garden.

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T: 0191 274 4661

Fenham@rmsestateagents.co.uk

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Presented to a high standard is this detached house for sale in Denton Burn offering generous living space and substantial gardens.

The property opens into a large welcoming hallway with a striking large feature fireplace and tiled floor, giving an immediate sense of character. There are three reception rooms, providing flexible areas for family living, dining and entertaining. Décor is neutral throughout, with good natural light, both the lounge and dining room have two windows, flooding the rooms with natural light. The lounge, dining room and office all have doors leading outside, giving access to the sprawling garden area. To the ground floor, there is also a separate office, which provides an ideal space for home working.

The spacious kitchen features an island providing additional storage and preparation space. A ground floor WC adds convenience. Upstairs, the master bedroom benefits from an en suite shower room, complemented by a further family bathroom and three additional bedrooms.

Outside, the house benefits from a large driveway with parking for multiple vehicles and access to the garage. To the rear, a tiered garden includes rockery areas, steps and pathways, leading down to a substantial lawn bordered by mature trees, creating a pleasant outlook and a good degree of privacy.

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: C
EPC Rating: D

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 and garage.

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

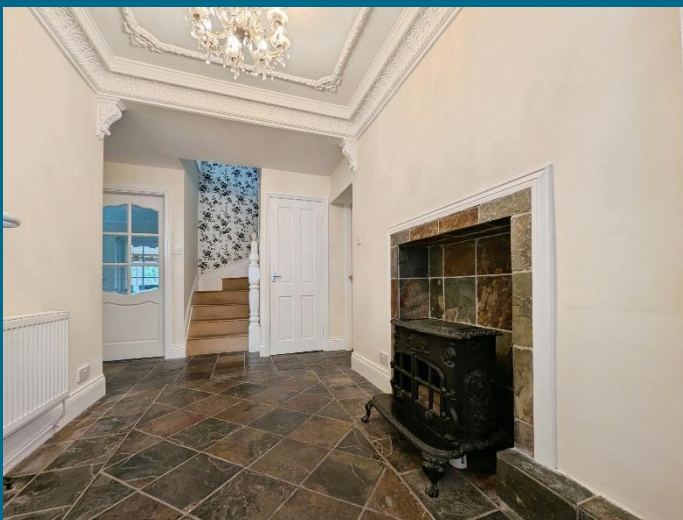
ACCESSIBILITY

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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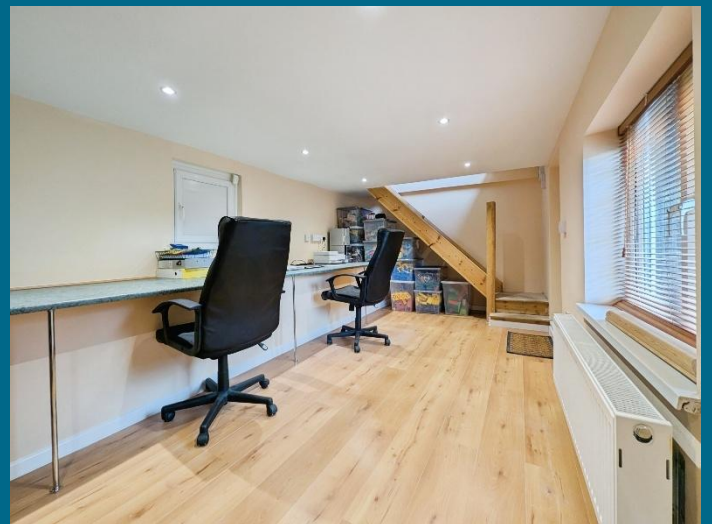
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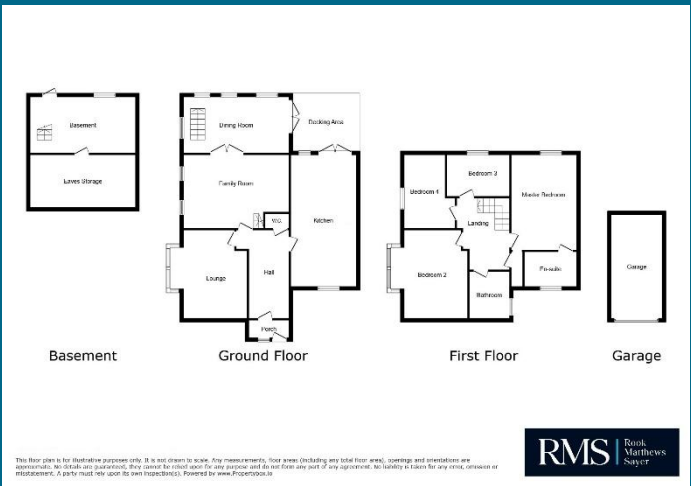
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	67 D
39-54	E		
21-38	F		
1-20	G		

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 relation to this property.



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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