



Layburn Gardens | South West Denton | NE15 7SR

£180,000



2



1



1

Link Detached Bungalow

Shower room/W.C

Two bedrooms

Front and Rear Gardens

Spacious Lounge

Integrated Garage

Natural light throughout

No Onward Chain

RMS | Rook
Matthews
Sayer

This link detached two bedroom property in South West Denton is offered for sale and represents an opportunity for investors, with accommodation that needs modernising and scope for improvement.

Internally the property briefly comprises an entrance lobby, hall, lounge and kitchen, offering a straightforward layout suited to reconfiguration or upgrade, subject to requirements. There is a shower room/W.C serving the property. One of the bedrooms provides direct access to the rear garden.

Externally, the property benefits from front and rear gardens and a single garage, providing additional storage or parking.

The property is situated in a residential area of South West Denton with access to local amenities including shops, and everyday services. Nearby schools and educational facilities are available within the wider neighbourhood, making the location practical for long-term letting or future resale.

Public transport links are accessible via local bus services into Newcastle city centre and surrounding districts, offering connections to Newcastle Central Station for mainline rail services across the region and beyond. Road links provide access to the A1 and A69, giving routes towards Gateshead, Hexham and further afield.

This property offers a prospect for investors seeking a link detached bungalow to modernise and add value.

Agents Note: We make potential purchasers aware that the current owners are not named on land registry.

Lobby
Door to Hall

Hall
Central heating radiator and storage cupboard.

Lounge 14' 1' including bay window ' x 10' 4" max (4.29m x 3.15m)
Double glazed bay window to the front, coving to ceiling, electric wall fire, and a central heating radiator.

Kitchen 18' 1" Max x 7' 11" plus recess (5.51m x 2.41m)
Fitted with a range of wall and base units with work surfaces over, integrated oven and hob with extractor fan over, part tiled walls, 1 ½ bowl mixer tap and drainer, double glazed window, skylight, and a door to rear garden.

Shower Room/W.C
Fully tiled with low level W.C, vanity wash hand basin, shower cubicle, central heating radiator, recessed spotlights and a double glazed window.

Bedroom One 17' 7" including wardrobes x 8' 11"Max
(5.36m x 2.72m)
Double glazed window to the rear, central heating radiator and fitted wardrobes.

Bedroom Two 14' 0"mAx including storage x 9' 9"Max
(4.26m x 2.97m)
Double glazed doors leading to the rear, central heating radiator, and storage cupboard.

Externally

Front Garden

Lawn garden with shrub borders and driveway leading to the single garage.

Rear Garden

Tiered paved garden with shrub borders.

Garage 14' 11' Max ' x 8' 2" Max (4.54m x 2.49m)

Roller Door.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Electric

Broadband: N.A

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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

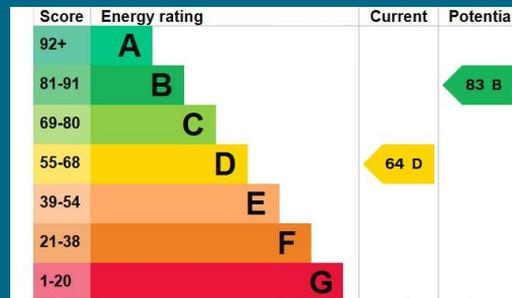
Length of Lease: 999 years from 06/06/1968

Ground Rent: £10.00 per month

COUNCIL TAX BAND: C

EPC RATING: D

WD8476.BW.AF.13/01/2026/V.2



T: 0191 2671031

Branch: westdenton@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



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

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.



T: 0191 2671031

Branch: westdenton@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer