



Northcote Avenue | West Denton | NE5 5AN

**£235,000**



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**Stunning Mid Terraced Family Home**

**Three Bedrooms**

**Stylish Lounge**

**Modern Kitchen/Dining Area**

**Ensuite to Main Bedroom**

**Gorgeous Family Bathroom**

**Large Driveway**

**Rear Garden**

**RMS** | Rook  
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We welcome to the market this fabulous three-bedroom terraced house, which is offered for sale on Northcote Avenue in West Denton.

The property briefly comprises a lovely lounge with a stylish bay window, a modern extended dining kitchen and a study to the ground floor, to the first floor there is family bathroom and a convenient ensuite to the main bedroom. There are a further two double bedrooms. The property boasts natural light and is immaculate throughout and must be viewed to be appreciated.

Externally to the front is a tarmac driveway providing off street parking for multiple vehicles. The garden to the rear is a generous size, mainly laid to lawn with nice patio area.

The property itself is situated in a residential area to the west of the city centre, the house benefits from convenient access to local amenities and useful public transport links. Everyday conveniences, such as shops, cafes and takeaways can be found within 1 mile. The area is also served by a choice of primary and secondary schools, offering options for families looking to be within reach of educational facilities.

Overall, this gorgeous three-bedroom terraced house for sale and is an absolute must see for buyers in Newcastle.

#### Hall

Stairs to first floor and a central heating radiator.

Lounge 13' 11" In to bay window x 12' 1" In to alcove (4.24m x 3.68m)

Double glazed bay window to the front, two small central heating radiator, feature fireplace, and a television point.

Study 14' 10" x 6' 10" plus storage (4.52m x 2.08m)

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

Kitchen/Dining Area 16' 11" Plus recess x 14' 9" Into bay window (5.15m x 4.49m)

Fitted with a range of wall and base units, mixer tap, splash back tiles, marble counter tops, double glazed bay window to the rear, two central heating radiators, recess spotlighting, plumbing for automated washing machine, dryer and dishwasher, and a door leading to the rear garden.

#### Landing

Access to the loft with a drop-down ladder.

Bedroom One L Shaped 15' 3" x 8' 7" (4.64m x 2.61m) plus 6' 10" x 3' 10" (2.08m x 1.17m)

Two double glazed windows to the front and a central heating radiator.

#### Ensuite

Double glazed window, walk in shower, partially tiled with laminate flooring, vanity wash hand basin, W.C, recess spotlighting and extractor fan.

Bedroom Two 15' 2" Into bay windows x 8' 11" Plus wardrobes (4.62m x 2.72m)

Double glazed bay window to the front, fitted wardrobes and a central heating radiator.

Bedroom Three 12' 2" x 11' 0" Into alcove (3.71m x 3.35m)

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

#### Bathroom/W.C

Three piece bathroom suite in white, panel bath, shower cubicle, chrome heated towel rail, vanity wash hand basin, low level W.C, two double glazed windows, and recess spotlighting.

#### Externally

##### Front Garden

Tarmac drive providing off street parking for multiple vehicles.

##### Rear Garden

Enclosed lawn garden with paved seating areas.

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre To Premises

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.

#### 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: C

WD8550.BW.AF.11/02/2026.V.1.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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