

West Road, Pendower, Newcastle upon Tyne NE15 6PN

Offers Over: £145,000

For sale with no chain is this semi detached house located in Pendower, offering practical family accommodation with two reception rooms and a private garden.

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Semi Detached House

Two Reception Rooms

No Chain

Gardens to Front & Rear

Three Bedrooms

Close to Amenities

For any more information regarding the property please contact us today

Room Descriptions

Hallway
Stairs to first floor landing. Radiator.

Lounge 14' 1" x 11' 7" (4.29m x 3.53m)
Double glazed windows to the front and rear. Radiator.

Dining Room 12' 2" x 9' 10" max (3.71m x 2.99m)
Double glazed window to the front. Radiator.

Kitchen 16' 2" x 6' 1" (4.92m x 1.85m)
Double glazed window to the rear. Door to the rear. Sink/drainer. Gas cooker point. Radiator.

First Floor Landing
Double glazed window to the rear. Loft access.

Bedroom One 14' 1" x 11' 9" max (4.29m x 3.58m)
Dual aspect. Double glazed windows to the front and rear. Radiator.

Bedroom Two 13' 1" max x 8' 8" (3.98m x 2.64m)
Double glazed window to the front. Radiator.

Bedroom Three 9' 9" x 9' 7" (2.97m x 2.92m)
Double glazed window to the rear. Radiator.

Bathroom 6' 2" x 5' 11" max (1.88m x 1.80m)
Frosted double glazed window to the rear. Panelled bathroom with shower over. Pedestal wash hand basin. Extractor fan.

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

External
Gardens to the front and rear.

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The ground floor provides a front reception room set up as a comfortable living space, with neutral décor and a central focal point for a TV unit, with dual aspect windows. A second reception room offers flexibility as a dining room or additional sitting room, with good natural light from the rear aspect. The kitchen is fitted with a range of units and worktop space, with a window overlooking the garden, and door giving access to the same.

Upstairs are three bedrooms, all capable of taking standard bedroom furniture. The main bedroom is generously proportioned, with dual aspect windows. The further bedrooms work well as children's rooms, guest rooms or a home office. The bathroom includes a white suite with panelled bath and shower over, tiled walls and a window for ventilation.

Outside, the house benefits from an enclosed rear garden with lawn and paved seating area, suitable for play equipment and outdoor dining. The front elevation also has a lawned area, setting the property back from the pavement.

Located in the West Road area of Newcastle upon Tyne, the property is well placed for local shops, cafés and amenities along West Road and in nearby Denton Burn. Regular bus services on West Road provide direct routes into Newcastle city centre, with journey times typically around 15–20 minutes. Newcastle Central Station then offers rail connections to Edinburgh, York and London. Local green spaces, including Denton Dene, are within easy reach, along with a choice of primary and secondary schools in the surrounding neighbourhoods.

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: TBC

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: On Street Parking

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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Floor Plan – To Follow



EPC Rating – To Follow

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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.

The Property Ombudsman

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