



Gretna Road, Denton Burn, Newcastle upon Tyne NE15 7PH

Offers Over: £325,000

RMS | Rook
Matthews
Sayer



4



2



1

Semi Detached House

Ground Floor WC

Ground Floor Bedrooms

Two Reception Rooms

Three First Floor Bedrooms

Driveway & Gardens

For any more information regarding the property please contact us today

Room Descriptions

Porch

Hallway

Stairs to first floor landing. Radiator.

Lounge 16' 3" into bay x 12' 4" max (4.95m x 3.76m)

Double glazed bay window to the front. Radiator.

Open Plan Dining/Kitchen 17' 1" x 20' 1" (5.20m x 6.12m)

Dining Area

Double glazed window to the rear. Sink/drain. French door to the rear. Radiator.

Kitchen Area

Central island. Electric hob. High gloss units. Integrated electric oven. Integrated microwave. Integrated dishwasher. Spotlights.

Utility 8' 4" x 11' 11" (2.54m x 3.63m)

Sink/drain. Plumbed for washing machine. Door to the rear. Radiator.

WC

Low level WC. Wash hand basin.

Bedroom One 14' 4" x 7' 11" (4.37m x 2.41m)

Double glazed bay window to the front. Radiator.

First Floor Landing

Stained single glazed window to the side. Loft access (pull down ladder, boarded).

Bedroom Two 16' 10" into bay x 11' 11" max (5.13m x 3.63m)

Double glazed bay window to the front. Radiator.

Bedroom Three 17' 4" into bay x 11' 11" max (5.28m x 3.63m)

Double glazed box bay window to the rear. Radiator.

Bedroom Four 9' 3" x 8' 0" (2.82m x 2.44m)

Double glazed window to the front. Radiator.

Bathroom 9' 8" x 7' 10" (2.94m x 2.39m)

Frosted double glazed windows to the rear and side. Shower cubicle. Panelled bath. Vanity wash hand basin. Low level WC. Heated towel rail. Spotlights.

External

Driveway to the front. Gardens to the front and rear.

[Type here]

T: 0191 274 4661

Fenham@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



[Type here]

T: 0191 274 4661
Fenham@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer

Flooded with natural light is this large semi detached house for sale in Denton Burn. Adding flexibility to its layout is a ground floor double bedroom and separate WC.

The lounge features stripped wood flooring, bay window and a media wall which also houses the fire. To the rear of the property is a modern open plan kitchen/dining area. The kitchen area has many features, including high gloss units, kitchen island, electric hob, integrated electric oven, integrated microwave and integrated dishwasher. There is also direct access to the garden via French doors, which also creates extra light into the room. The garden boasts both a patio and garden area, which provides space for relaxing and eating out. Separate to the kitchen is a utility room, which offers additional space for kitchen life, including plumbing for a washing machine. The utility room also has access to the garden.

Providing further light and as an additional feature, is a large single glazed stained glass window to the stairway. To the first floor are three further bedrooms, two of which are double rooms. The family bathroom benefits from a shower cubicle and bath, heated towel rail and spotlights.

Parking to the property is provided by a large driveway to the front.

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: C

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: Cable
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.

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

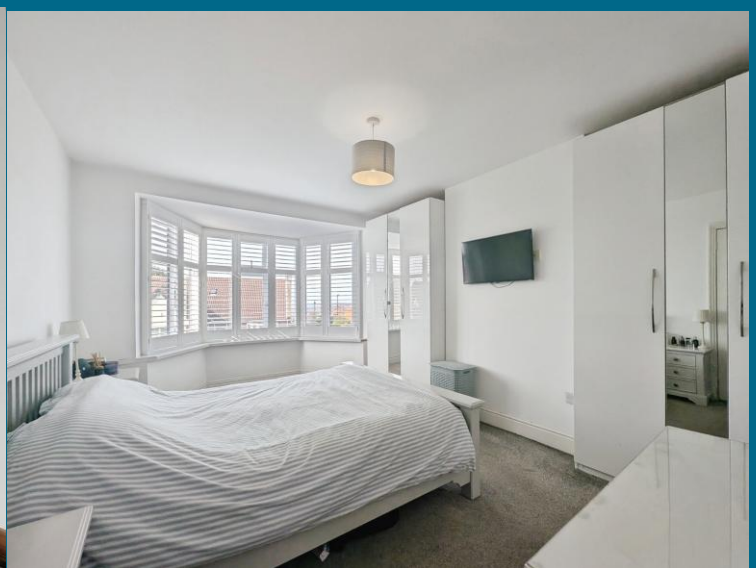
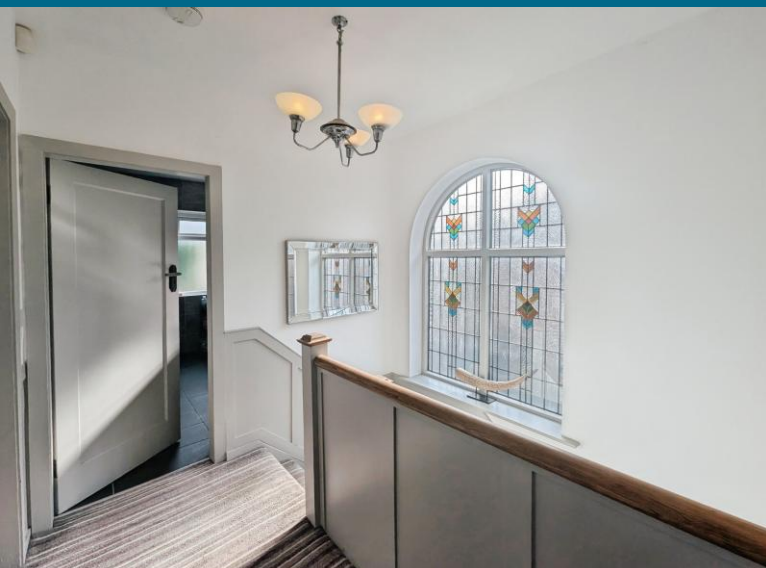
ACCESSIBILITY

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.

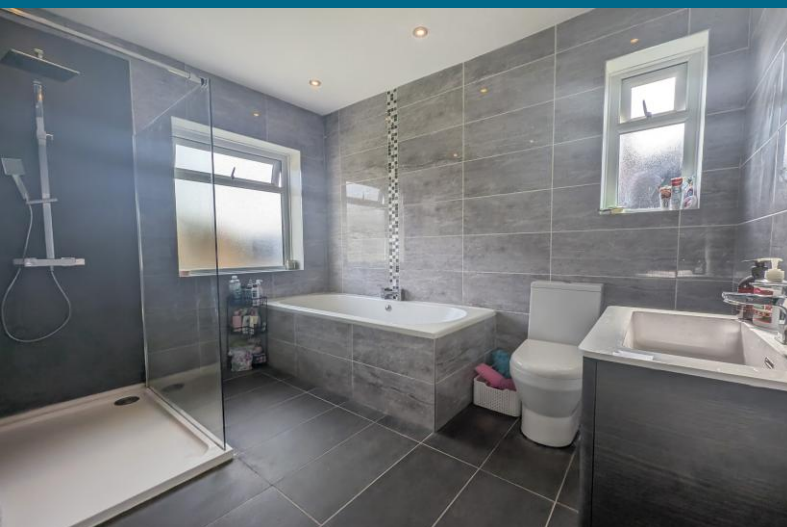
FN00010498/SJP/SP/20032026/V.1



[Type here]

T: 0191 274 4661
Fenham@rmsestateagents.co.uk

RMS | Rook
Matthews
Sayer



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		

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.



[Type here]

T: 0191 274 4661
Fenham@rmsestateagents.co.uk

RMS | Rook Matthews Sayer