

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

Asking Price: £365,000

Well presented four bedroomed detached house for sale on Gretna Road in Fenham, offering generous living space and an excellent rear garden with a summer house.

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Detached House

Four Bedrooms

Two Reception Rooms

Ground Floor WC

Utility

Garage, Driveway & Garden

For any more information regarding the property please contact us today

Room Descriptions

Porch
Hardwood flooring.

Hallway
Stairs to first floor landing. Feature stained single glazed window to front. Original floor boards. Coving.

Dining Room 14' 3" into bay x 12' 4" max (4.34m x 3.76m)
Double glazed bay window to the front, with stained glass to top frames. Coving. Radiator.

Lounge 20' 2" x 11' 8" (6.14m x 3.55m)
Double glazed window to the rear. Radiator.

WC
Low level WC. Wash hand basin.

Kitchen 13' 9" x 18' 8" (4.19m x 5.69m)
Double glazed window to the rear. Sink/drainer. Gas cooker point. Breakfast bar. Two radiators.

Utility 7' 1" x 5' 9" (2.16m x 1.75m)
Plumbed for washing machine. Wall units. Door to the rear.

First Floor Landing
Double glazed window to the side. Loft access (pull down ladder, part boarded).

Bedroom One 13' 10" x 7' 10" (4.21m x 2.39m)
Double glazed window to the front. Radiator.

Bedroom Two 13' 4" into wardrobe x 10' 11" (4.06m x 3.32m)
Double glazed window to the rear. Fitted wardrobe. Radiator.

Bedroom Three 8' 3" x 10' 2" (2.51m x 3.10m)
Double glazed window to the front. Radiator.

Bathroom 10' 10" x 7' 1" (3.30m x 2.16m)
Frosted double glazed window to the rear. Free standing bath. Vanity wash hand basin. Shower cubicle. Low level WC. Radiator.

External
Garage, with access to the rear. Driveway to the front. Garden to the rear.

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The property is entered via the porch, which has versatile hardwood flooring and leads to the hallway featuring original floor boarding and a stained glass window. There are two good sized reception rooms, both enjoying natural light. The lounge has views over the rear garden, and features a focal fireplace, while the second reception offers a flexible space for dining or an additional sitting room and features a bay window. The fitted kitchen includes extensive wood fronted units, ample worktop space and a breakfast bar, leading through to a useful utility room with wall units, plumbing for a washing machine and direct access to the rear. A ground floor WC completes this level.

Upstairs are four bedrooms, each with neutral décor and carpeting, and one of which includes fitted wardrobes. To this level there is also and a modern family bathroom with a white suite with both a shower cubicle and bath.

Outside, there is a large driveway to the front, and garden to the rear, which has a lawn, planting beds and a decked area leading down to the summer house. The summer house is well maintained, providing a versatile space ideal for relaxing, entertaining guests, or use as a home office, hobby room, or garden retreat. Positioned to enjoy the garden surroundings, this attractive addition enhances the property's outdoor living appeal.

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: 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: 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.

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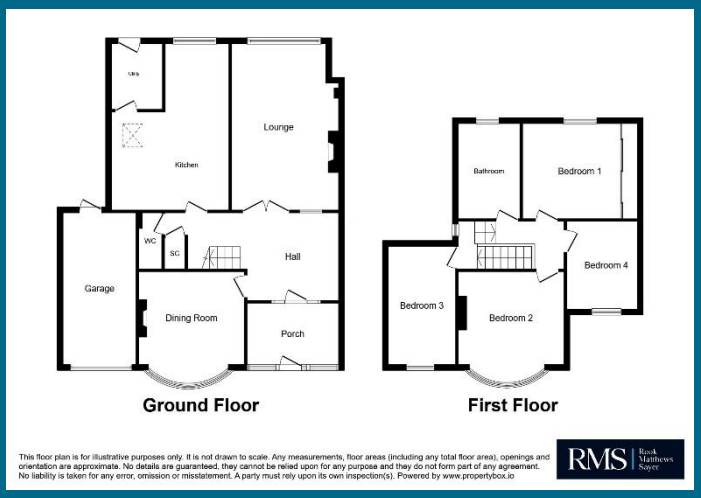
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EPC Rating to Follow

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The Property Ombudsman

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