Burnopfield Gardens, Denton Burn, Newcastle upon Tyne NE15 7DN

Offers Over: £230,000

Benefitting from a two bathrooms, large driveway and two reception rooms, is this four bedroom, semi detached house located in Denton Burn. The accommodation to the ground floor briefly comprises of hallway, lounge, dining room, kitchen and downstairs bedroom with ensuite. To the first floor is a landing, three bedrooms and family bathroom.

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: B
EPC Rating: D

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Semi Detached House

Ground Floor Bedroom

Three Further Bedrooms

En Suite Bathroom

Further Bathroom

Large Driveway & Rear Garden

For any more information regarding the property please contact us today

Room Descriptions

Hallway
Stairs to first floor landing. Radiator.

Lounge 14' 2" into bay x 11' 10" max (4.31m x 3.60m)
Double glazed bay window to the front. Radiator.

Dining Room 16' 3" into bay x 11' 10" max(4.95m x 3.60m)
Double glazed bay window to the rear. Radiator.

Kitchen 18' 9" x 9' 7" (5.71m x 2.92m)
Two double glazed windows to the rear. Gas cooker point. Extractor hood. Plumbed for washing machine. Sink. Radiator.

Bedroom One 13' 10" x 9' 2" max (4.21m x 2.79m)
Double glazed window to the front. Spotlights. Radiator.

En Suite 6' 3" x 3' 10" (1.90m x 1.17m)
Shower cubicle. Vanity wash hand basin. Low level WC. Extractor fan.

First Floor Landing
Frosted double glazed window to the side.

Bedroom Two 13' 3" x 10' 4" into wardrobe (4.04m x 3.15m)
Double glazed window to the rear. Fitted wardrobe. Radiator.

Bedroom Three 14' 8" x 10' 2" (4.47m x 3.10m)
Double glazed bay window to the front. Fitted wardrobe. Radiator.

Bedroom Four 8' 0" x 7' 11" (2.44m x 2.41m)
Double glazed window to the front. Storage cupboard. Radiator.

Bathroom 7' 8" x 7' 6" (2.34m x 2.28m)
Frosted double glazed window to the side. Panelled bath with shower over. Double sink. Low level WC. Heated towel rail. Loft access.

External
Large driveway to the front. Garden to the rear.

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AGENTS NOTES
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.

This property has an offer accepted subject to contract but is still currently available to view.

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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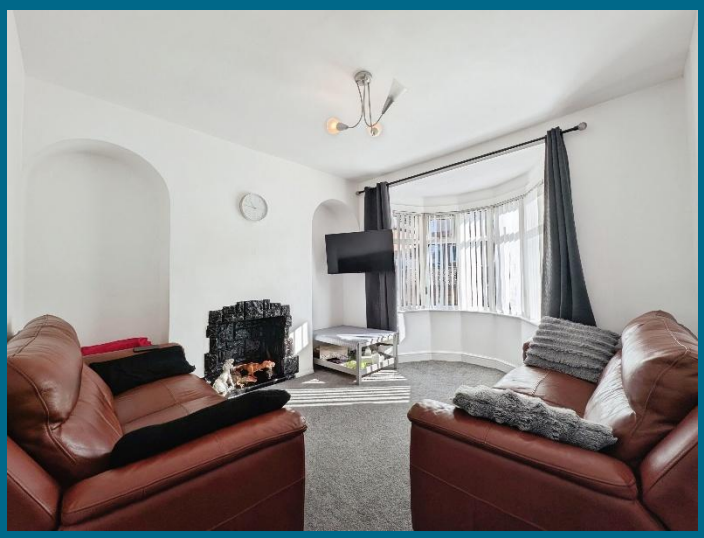

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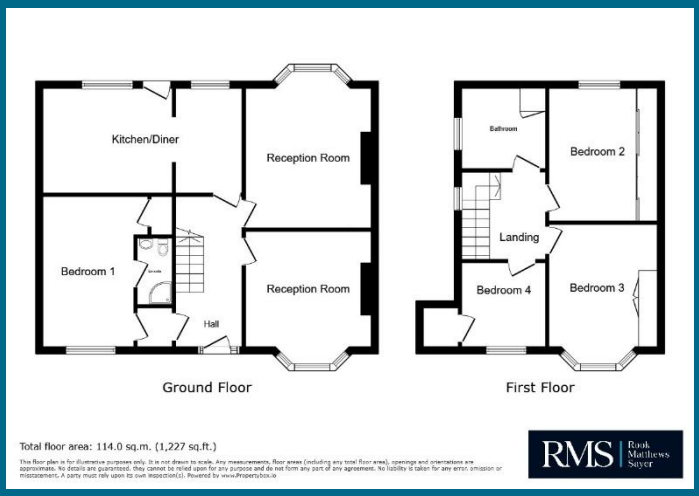

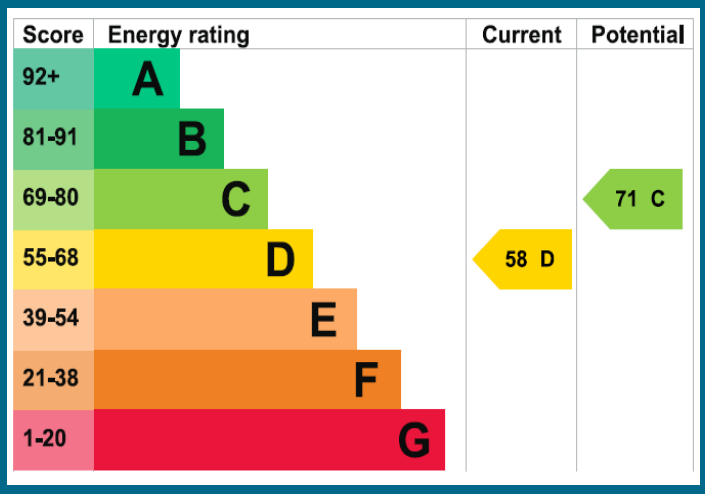

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some 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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