



Gretna Road, Denton Burn

Offers Over: £275,000

Well presented detached bungalow offered for sale with no chain, located in Denton Burn.

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Detached Bungalow

Conservatory

No Chain

Gardens to Front, Side & Rear

Three Bedrooms

Driveway

For any more information regarding the property please contact us today

Room Descriptions

Vestibule

Hallway

Storage cupboard (plumbed for washing machine). Radiator. Loft access.

Lounge 12' 10" x 13' 11" (3.91m x 4.24m)

Double glazed windows to the front and side. Radiator.

Kitchen 13' 10" x 8' 10" (4.21m x 2.69m)

Double glazed window to the rear. Sink/drain. Gas hob. Electric oven. Integrated dishwasher and fridge freezer. Door to conservatory.

Conservatory 14' 6" x 8' 2" (4.42m x 2.49m)

Door to the rear. Radiator.

Bedroom One 13' 8" x 9' 11" (4.16m x 3.02m)

Double glazed window to the rear. Radiator.

Bedroom Two 11' 10" x 8' 11" (3.60m x 2.72m)

Double glazed window to the front. Radiator.

Bedroom Three 8' 5" x 8' 4" (2.56m x 2.54m)

Double glazed window to the front. Radiator.

Bathroom 7' 3" x 5' 4" (2.21m x 1.62m)

Frosted double glazed window to the rear. Panelled bath with shower over. Vanity wash hand basin. Heated towel rail. Low level WC. Extractor fan.

External

Gardens to the front, side and rear. Driveway.

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The property provides a bright main reception room with neutral décor and carpeting, and windows to the front and side which provides a light and airy room. A modern fitted kitchen features sleek grey units, integrated oven and hob, marble effect worktops and flooring, and good natural light. To the rear, is a generous conservatory with full height glazing and marble effect flooring, creating an excellent additional living area which overlooks the garden.

There are three well proportioned bedrooms, each neutrally decorated and ready for personal furnishing. The contemporary bathroom includes a bath with shower over, WC and vanity basin, the room has tiled walls and floor.

Externally, the bungalow benefits from an extensive rear garden with planting areas, pathways and paved sections, providing scope for further landscaping or seating areas. There is side access and a covered area offering useful outdoor storage or workspace.

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: D

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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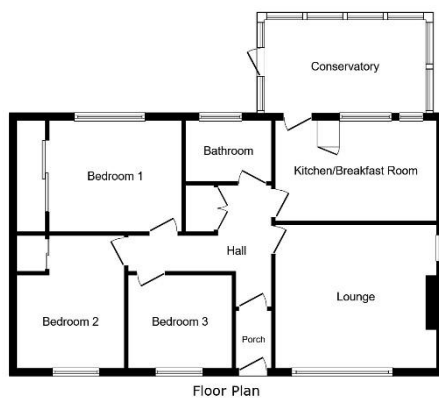
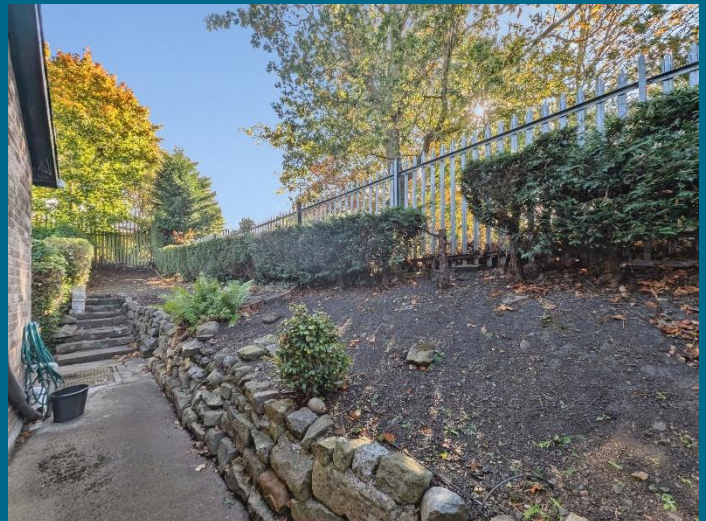
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor areas), openings and orientations are approximate. No detail any (particulars), they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Printed by www.rmsagents.co.uk

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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 relation to this property.



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.

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