



35 Earsdon Close
, West Denton, NE5 2RL

Offers In The Region Of £120,000

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- Two Double Bedrooms
- Open Plan Kitchen Diner
- Large Garden
- Modern Interior
- No Chain
- Vacant Property
- Gas Central Heating

3 BEDROOM FAMILY HOME** NO CHAIN*****

Nestled in the charming area of Earsdon Close, West Denton, this delightful three-bedroom house offers a perfect blend of comfort and practicality. Spanning an impressive 936 square feet, the property is ideal for families, couples and first time buyers.

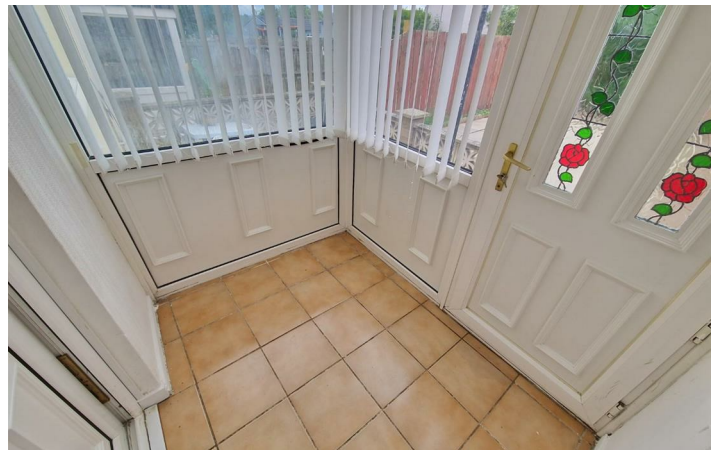
Upon entering, you are welcomed into a well-proportioned open plan dining and kitchen with plenty of cupboard space.. Convenient, W.C On the ground floor. Laminate throughout. Large kitchen with a new oven and hob.

The house features three generously sized bedrooms, providing ample space for family members or guests. . The well-appointed bathroom is conveniently located, with an electric shower over the bath.

West Facing Garden. Shed to the rear for Storage.

Earsdon Close is situated in a friendly neighbourhood, known for its community spirit and accessibility to local amenities. Residents can enjoy nearby parks, schools, and shops, making it an ideal location for families and professionals alike.

****Some of the rooms/externals have been digitally staged to give potential buyers the opportunity to see what this property would look like with furniture*****





Floor Plan



Total area: approx. 87.7 sq. metres (943.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		