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

Offers Over: £325,000

We are delighted to present his immaculate large semi detached bungalow for sale. The well presented accommodation is laid over two floors, and benefits from a large driveway and rear garden.

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Semi Detached Bungalow

Two Reception Rooms

Accommodation Over Two Floors

Two Bathrooms

Five Bedrooms

Driveway & Garden

For any more information regarding the property please contact us today

Room Descriptions

Hallway
Radiator.

Dining Room 11' 0" x 16' 10" into bay (3.35m x 5.13m)
Double glazed bay window to the front. Radiator. Storage cupboard.

Lounge 15' 3" x 12' 3" (4.64m x 3.73m)
Bifold doors to the rear. Radiator.

Bathroom 7' 10" x 7' 11" (2.39m x 2.41m)
Two frosted double glazed windows to the rear. Shower cubicle. Radiator. Storage cupboard.

Kitchen 13' 10" max x 11' 10" (4.21m x 3.60m)
Double glazed windows to the side and rear. Gas cooker. Extractor hood. Sink/drainer. Radiator.

Bedroom One 13' 0" x 7' 5" (3.96m x 2.26m)
Double glazed window to the front. Radiator.

Bedroom Two
Double glazed window to the side. Radiator.

First Floor Landing
Storage cupboard. Radiator.

Bedroom Three 15' 2" x 7' 11" (4.62m x 2.41m)
Double glazed window to the side. Eaves storage. Radiator.

Bedroom Four 12' 0" x 12' 5" (3.65m x 3.78m)
Double glazed window to the rear. Fitted wardrobe. Radiator.

Bedroom Five 12' 5" x 11' 2" (3.78m x 3.40m)
Double glazed window to the front. Radiator. Loft access (pull down ladder, fully boarded).

Bathroom 7' 3" x 6' 2" (2.21m x 1.88m)
Skylight. Low level WC. Vanity wash hand basin. "L" shaped bath with shower over. Radiator.

External
Driveway to the front. Garden to the rear.

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The ground floor provides two generous reception rooms. The main lounge features a modern fireplace, wood effect flooring and bi-fold doors opening directly onto the garden, creating a bright space ideal for everyday family use. A further reception area is well presented with strip panelling to one of the walls, together with discreet storage cupboards.

The contemporary fitted kitchen is finished with sleek cabinets, and ample worktop space, and benefits from good natural light. There are bathrooms positioned to both the ground and first floor, both of which are furnished to a modern style. The ground floor bathroom includes a shower cubicle, the first floor benefits from an "L" shaped bath with shower over.

There are five bedrooms in total, which are arranged over both the ground and first floors, each finished in neutral décor and ready for immediate occupation. One of the first floor bedrooms benefits from eaves storage, another with fitted wardrobes.

Outside, the rear garden has both a paved seating area and a lawned area. There is also an outdoor room which is currently being used as a bar, which provides a versatile additional space for relaxing or hosting guests.

In brief, the accommodation to the ground floor briefly comprises of hallway, dining room, lounge, bathroom, kitchen and two bedrooms. To the first floor is a landing, three bedrooms and bathroom. Externally, there is a driveway to the front and garden to the rear.

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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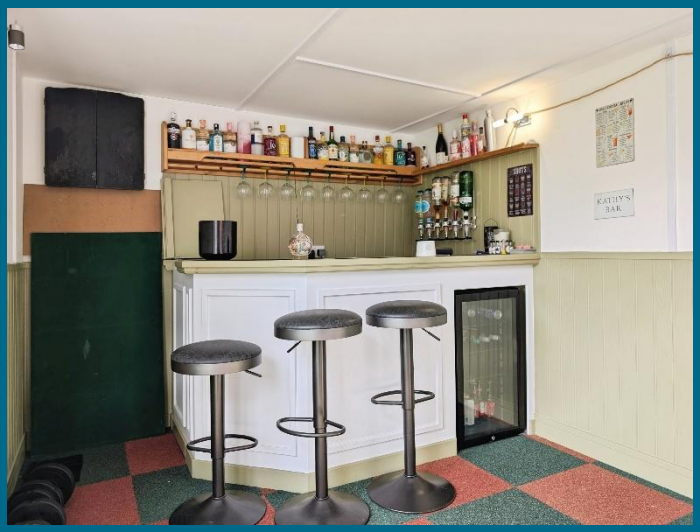
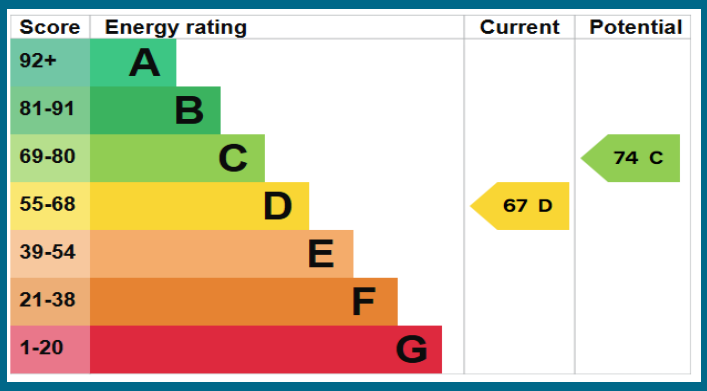


Floor Plan to Follow



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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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