



Burnham Avenue | West Denton Park | NE15 8XF

Offers Over £200,000



4



1



2

Extended family home

Kitchen and utility room

Four bedrooms

Spacious accommodation

Ensuite facilities

Popular location

No onward chain

Garage and driveway

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This spacious and well-presented four-bedroom family home offers versatile living, ideal for extended families seeking comfort and convenience. The property features a generous main bedroom complete with a private ensuite, alongside three further well-proportioned bedrooms.

At the heart of the home is a functional kitchen, complemented by a separate utility room and rear hall, providing practical space for everyday living. The layout is designed to accommodate modern family life while offering flexibility for a variety of needs.

Externally, the property benefits from a garage and a driveway providing off-road parking for three vehicles.

Offered to the market with no onward chain, this home ensures a smooth and straightforward purchase process. Situated in a popular and well-regarded location, it enjoys easy access to local amenities, schools, and transport links, making it an excellent choice for families.

Lounge 19' 6" x 11' 6" (5.94m x 3.50m)

Two central heating radiators, laminate flooring, stairs up to the first floor and a double glazed window to the front.

Kitchen 11' 4" x 7' 8" (3.45m x 2.34m)

Fitted with a range of wall and base units with work surfaces over, splash back tiles, stainless steel sink with mixer tap and drainer, plumbing for dishwasher, Rangemaster dual fuel range cooker with extractor hood over, central heating radiator, double glazed window to the rear.

Rear Hall

Fitted with unit, laminate flooring, central heating radiator, doors leading to the garage and rear garden.

Utility Room 12' 5" x 6' 8" (3.78m x 2.03m)

Plumbing for an automatic washing machine, central heating radiator, laminate flooring and air vent for tumble dryer.

Garage 12' 1" x 21' 8" (3.68m x 6.60m)

First Floor Landing

Laminate flooring and loft access.

Bedroom One 12' 7" Plus recess x 12' 7" (3.83m x 3.83m)

Double glazed window to the rear, laminate flooring, and a central heating radiator.

Ensuite

Fitted with a low-level W.C, pedestal wash hand basin with tiled splash back, laminate flooring, shower cubicle, heated towel rail and a double glazed window to the side.

Landing

Access to drop via drop down ladder.

Bedroom Two 12' 11" x 8' 3" Plus recess (3.93m x 2.51m)

Double glazed window to the front and a central heating radiator.

Bedroom Three 11' 6" x 9' 5" Plus recess (3.50m x 2.87m)

Double glazed window to the front, laminate flooring, and a central heating radiator.

Bedroom Four 11' 5" Max x 9' 8" Plus recess (3.48m x 2.94m)

Double glazed window to the rear, laminate flooring, central heating radiator, and storage cupboard housing central heating boiler.

Bathroom/W.C

Fitted with a three piece bathroom suite comprising low level W.C, pedestal wash hand basin, panel Jacuzzi bath with shower over, tiled walls, central heating radiator, and laminate flooring.

Externally

Front Garden

Block paved drive providing off street parking for three vehicles and leading to the garage.

Rear Garden

The enclosed tiered garden is mainly laid to lawn and features a paved seating area and decked area perfect for outdoor dining, a garden pond, and well-stocked borders. It provides a pleasant and practical outdoor space.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains – Gas and Solar/solar water

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Solar Panels: Owned outright

Parking: Driveway and parking

MINING

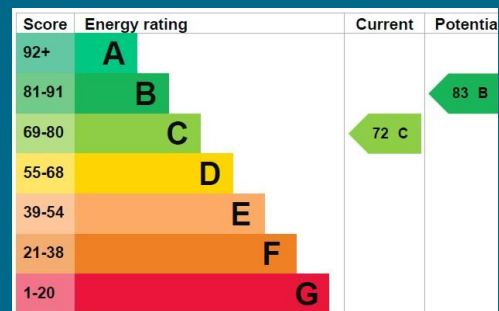
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – 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

COUNCIL TAX BAND: B

EPC RATING: C



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