



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

**Offers Over: £350,000**

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**Semi Detached House**

**Ground Floor WC**

**Ground Floor Bedrooms**

**Two Reception Rooms**

**Three First Floor Bedrooms**

**Driveway & Gardens**

**For any more information regarding the property please contact us today**

**Room Descriptions**

**Porch**

**Hallway**

Stairs to first floor landing. Radiator.

**Lounge 16' 3" into bay x 12' 4" max (4.95m x 3.76m)**

Double glazed bay window to the front. Radiator.

**Open Plan Dining/Kitchen 17' 1" x 20' 1" (5.20m x 6.12m)**

**Dining Area**

Double glazed window to the rear. Sink/drainer. French door to the rear. Radiator.

**Kitchen Area**

Central island. Electric hob. High gloss units. Integrated electric oven. Integrated microwave. Integrated dishwasher. Spotlights.

**Utility 8' 4" x 11' 11" (2.54m x 3.63m)**

Sink/drainer. Plumbed for washing machine. Door to the rear. Radiator.

**WC**

Low level WC. Wash hand basin.

**Bedroom One 14' 4" x 7' 11" (4.37m x 2.41m)**

Double glazed bay window to the front. Radiator.

**First Floor Landing**

Stained single glazed window to the side. Loft access (pull down ladder, boarded).

**Bedroom Two 16' 10" into bay x 11' 11" max (5.13m x 3.63m)**

Double glazed bay window to the front. Radiator.

**Bedroom Three 17' 4" into bay x 11' 11" max (5.28m x 3.63m)**

Double glazed box bay window to the rear. Radiator.

**Bedroom Four 9' 3" x 8' 0" (2.82m x 2.44m)**

Double glazed window to the front. Radiator.

**Bathroom 9' 8" x 7' 10" (2.94m x 2.39m)**

Frosted double glazed windows to the rear and side. Shower cubicle. Panelled bath. Vanity wash hand basin. Low level WC. Heated towel rail. Spotlights.

**External**

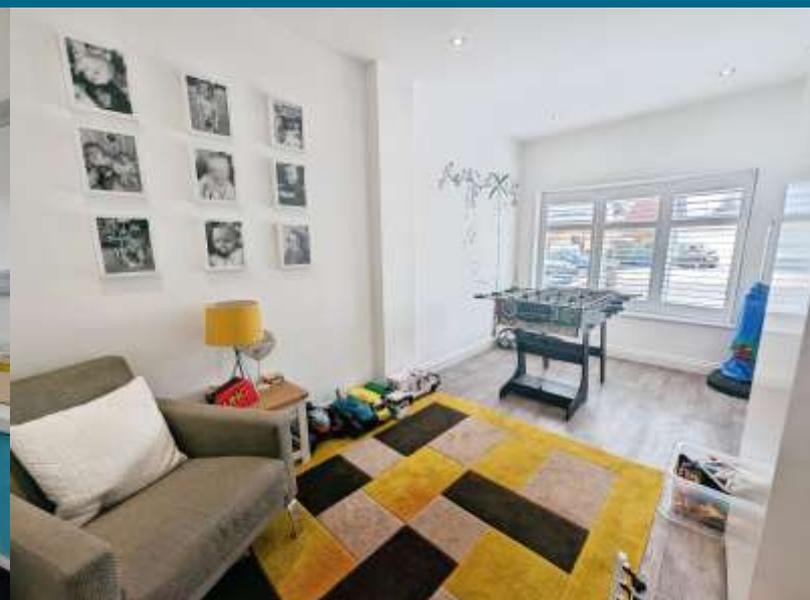
Driveway to the front. Gardens to the front and rear.

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Flooded with natural light is this large semi detached house for sale in Denton Burn. Adding flexibility to its layout is a ground floor double bedroom and separate WC.

The lounge features stripped wood flooring, bay window and a media wall which also houses the fire. To the rear of the property is a modern open plan kitchen/dining area. The kitchen area has many features, including high gloss units, kitchen island, electric hob, integrated electric oven, integrated microwave and integrated dishwasher. There is also direct access to the garden via French doors, which also creates extra light into the room. The garden boasts both a patio and garden area, which provides space for relaxing and eating out. Separate to the kitchen is a utility room, which offers additional space for kitchen life, including plumbing for a washing machine. The utility room also has access to the garden.

Providing further light and as an additional feature, is a large single glazed stained glass window to the stairway. To the first floor are three further bedrooms, two of which are double rooms. The family bathroom benefits from a shower cubicle and bath, heated towel rail and spotlights.

Parking to the property is provided by a large driveway to the front.

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: TBC

#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: Cable  
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

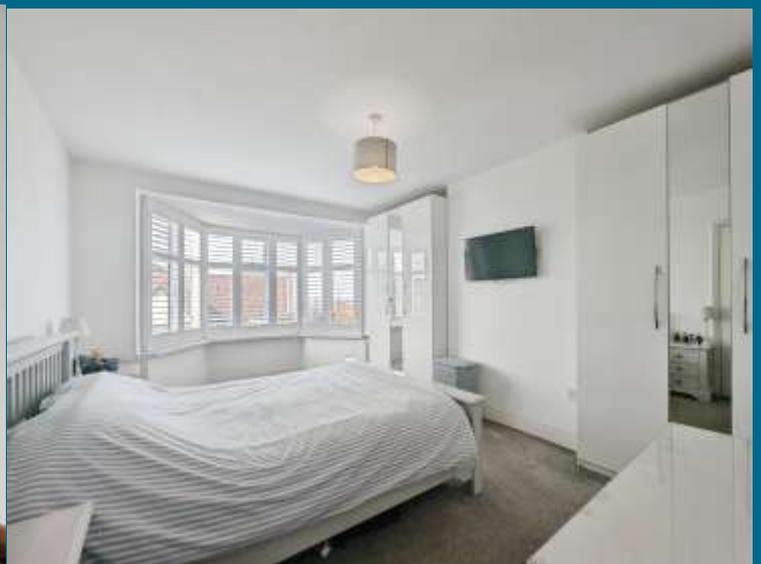
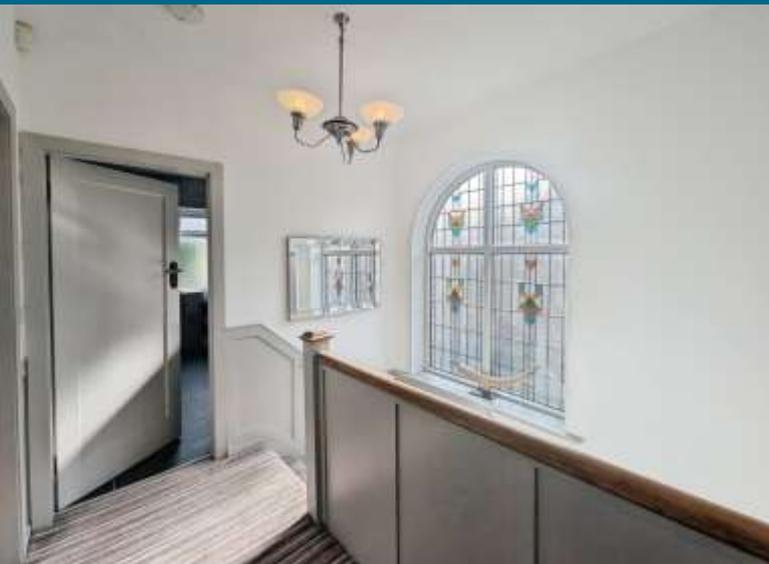
#### ACCESSIBILITY

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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EPC Rating – To Follow

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