



West Vallum, Denton Burn, Newcastle upon Tyne NE15 7TL

Asking Price: £115,000

Available for sale with no chain is this semi detached house located in Denton Burn. The accommodation to the ground floor briefly comprises of porch, lounge and kitchen. To the first floor is a landing, two bedrooms and bathroom. Externally, there are gardens to the front and 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: A
EPC Rating: D

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Semi Detached House

Gardens to Front & Rear

Two Bedrooms

No Chain

For any more information regarding the property please contact us today

ROOM DESCRIPTIONS

Porch

Radiator.

Hallway

Stairs to first floor landing.

Lounge 15' 6" into bay x 11' 6" max (4.72m x 3.50m)

Double glazed bay window to the front. Radiator.

Kitchen 14' 9" x 5' 10" (4.49m x 1.78m)

Double glazed window to the rear. Electric oven. Gas hob. Sink/drainer. Plumbed for washing machine. Storage cupboard. Sliding double glazed door to the rear.

First Floor Landing

Bedroom one 12' 5" x 11' 7" (3.78m x 3.53m)

Double glazed bay window to the front. Storage cupboard. Radiator.

Bedroom Two 7' 8" x 5' 7" (2.34m x 1.70m)

Double glazed window to the rear. Radiator.

Bedroom Three 9' 10" x 7' 8" (2.99m x 2.34m)

Double glazed window to the rear. Radiator.

Bathroom 9' 1" x 8' 4" (2.77m x 2.54m)

Frosted double glazed window to the rear. Shower cubicle. Panelled bath. Pedestal wash hand basin. Low level WC.

External

Gardens to the front and rear.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Gas
Broadband: Fibre
Mobile Signal Coverage Blackspot: No
Parking: Driveway

The property benefits from double glazing throughout.

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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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 74 C |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas, dimensions and levels shown are approximate and should not be relied upon. The actual measurements may vary from those shown. The floor plan is not intended to be used as a basis for any legal proceedings. It is not intended to be used as a basis for any legal proceedings. It is not intended to be used as a basis for any legal proceedings.

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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.