



DENE AVENUE , LEMINGTON , NEWCASTLE UPON TYNE NE15 8AJ

OIRO £84,950

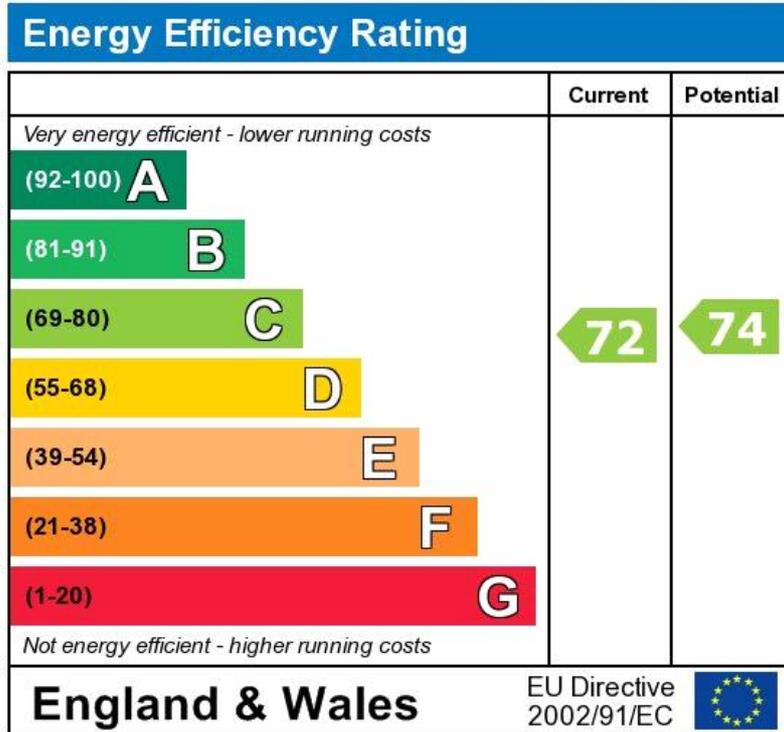


PROPERTY REFERENCE CODE: RS0243

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Wilson Defraime are delighted to bring to the market for the first time, a very spacious 3 bed property on a very generous plot in a popular street in Lemington which is close to the local amenities and is available to all kinds of buyers.

- CARPETS
- DOUBLE GLAZING
- ELECTRICITY
- GARDEN
- GAS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

3 bed property on a very generous plot with off street parking for several vehicles with detached garage possibly double in length and extra width could be turned into a summer house, has garden to rear with lawn also very large paved area.

Front of the property has a paved decorative area. Fully double glazed, gas central heating (combi boiler).

Property comprises of:-

Accessed via upvc double glazed door in to small hallway.

Hallway (1.09m x 1.11m)

New grey carpets to floors, neutral decor to walls, pendant light fitting to ceiling, stairs leading to first floor accommodation and door leading to lounge & ground floor accommodation.

Lounge (4.45m x 3.67m)

Grey modern carpets to floors, neutral decor to walls, chimney breast with gas fire, large single radiator, double glazed window overlooking front elevation, pendant light fitting to ceiling, under stair storage with door access and opaque window in upvc, built in cupboard to right of chimney breast with shelves, thermostatic control for heating system, door leading to kitchen diner.

Kitchen/Diner (4.41m x 2.55m)

Ceramic tiles to floors, range of wall and base units in white gloss, inset stainless steel oven, 4 ring stainless steel hob with extractor above, 2 x spot light tracks to ceiling, 2 x double glazed windows

overlooking rear elevation, tiles to splash back areas, space for fridge freezer, space for washing machine, space for table and chairs, warmed via double radiator.

Rear lobby area leading to ground floor WC (1.51m x 0.88m)

Partial tiles to walls, neutral decor to walls, light fitting to ceiling, ceramic tiles to floors which flow through from kitchen and lobby, additional upvc double glazed door with opaque window leading to side elevation and access to rear and front of the property.

Staircase leading to first floor landing.

Grey carpets to floors, neutral decor to walls.

First floor landing (1.87m x 1.68m)

Carpets to floors, pendant light fitting to ceiling, neutral decor to walls, access to loft, opaque glass with upvc window above stairwell allowing natural light to landing, doors leading to all first floor accommodation.

Master bedroom located to the rear of the property (3.80m x 2.94m)

New modern carpets to floors, single panel radiator with thermostatic valve, upvc double glazed window overlooking rear elevation & garden, storage cupboard that houses combination boiler, light fitting to ceiling.

Bedroom 2 located to the rear of the property (2.40m x 2.79m)

Single radiator with thermostatic valve, upvc window overlooking rear elevation, neutral decor to walls, new carpets to floors, pendant light fitting to ceiling.

Bedroom 3 located to the front of the property (2.67m x 2.42m)

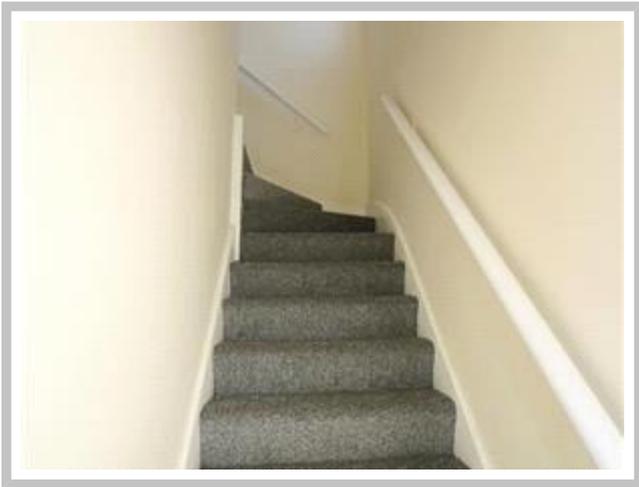
New grey carpets to floors, upvc double glazed window overlooking front elevation, sliding built in wardrobes in beech effect, pendant light fitting to ceiling, neutral decor to walls.

Bathroom located to the front of the property (2.57m narrowing to 1.54m x 1.73m narrowing to 1.35m)

Single panel radiator with thermostatic valve, 3 piece white suite, large sink with pedestal and chrome mixer taps, bath with chrome mixer taps, electric shower above, low level wc, upvc double glazed window with opaque glass to front elevation, vinyl to floors, neutral decor to walls with partial tiles to sink, shower & bath area, concealed light fitting to ceiling.

Property is available with no onward chain. Property requires some additional upgrades to kitchen and internal doors with further decoration required.





TENURE: We have been advised by the Vendors the property is Freehold.

It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.