



BURNSTONES , WEST DENTON , NEWCASTLE UPON TYNE NE5 2DB

OFFERS OVER £79,950



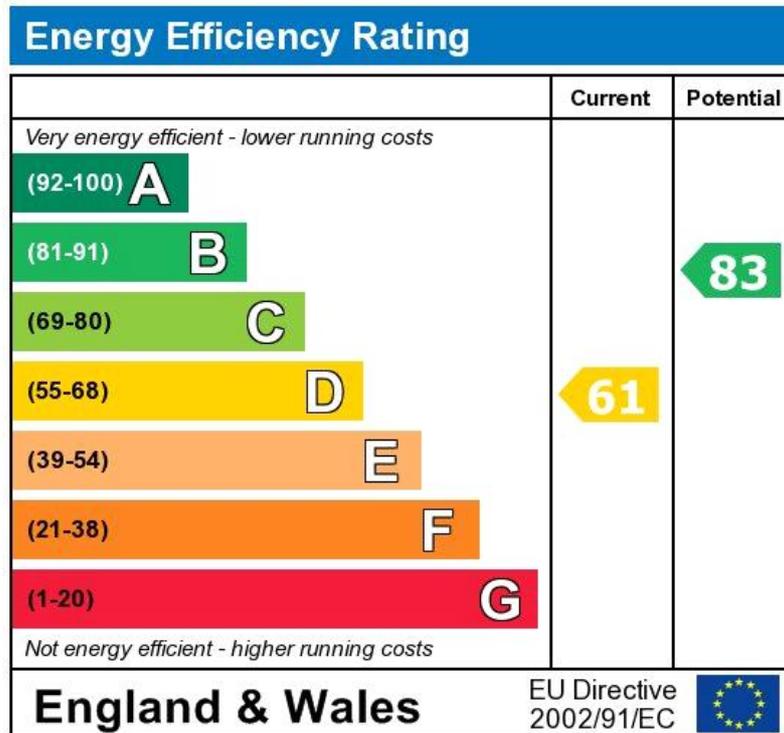
**3 BED END TERRACED PROPERTY LOCATED IN A
POPULAR AREA OF WEST DENTON**

PROPERTY REFERENCE CODE: RS0214

BURNSTONES , WEST DENTON , NEWCASTLE UPON TYNE NE5 2DB

Wilson Defraime are delighted to bring to the market for the first time this very spacious 3 Bed end terraced property located in a popular area of West Denton on a slightly elevated position with gardens to front mainly laid to lawn. Views across the countryside

- CENTRAL HEATING
- DOUBLE GLAZING
- GARDEN
- GROUND FLOOR WC
- LOVELY VIEWS
- NO ONWARD CHAIN



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 Bedroom end terrace property located in West Denton popular area on a slightly elevated position with gardens to front mainly laid to lawn. Views across the countryside. Access via pathway to upvc double glazed porch.

Porch (1.623m x 1.464m)

PVC panels to lower level with glazed units above, door with opaque glass and matching opaque side panel, flat roof with plastered ceilings, neutral decor, carpet to floors and doorway via upvc double glazed with opaque panels into entrance hallway.

Entrance Hallway (4.629m x 2.58m into stairwell narrowing too 0.98m)

Carpets to floors, neutral decor to walls, pendant light fitting to ceiling, smoke detector, staircase in central property with access to first floor landing and doors leading to all ground floor accommodation also has power points and telephone connections .

Lounge located at the front of the property (4.99m x 3.34m)

Carpets to floors, upvc double glazed bow window to front elevation, light fitting to ceiling, neutral decor throughout, alarm sensor, heating panel vent, generous sized proportioned room.

Door to ground floor WC (1.69m x 1.46m)

Carpets to floors, neutral decor to walls, upvc double glazed window with opaque glass over looking front elevation, pendant light fitting to ceiling, WC, connectors for sink or shower cubicle.

Kitchen/Diner (6.06m x 2.52m)

Carpets to floors, traditional style U - shaped kitchen with range of wall and base units, single stainless steel sink with single drainer and chrome mixer tap, 4 ring stainless steel gas hob and stainless steel integrated electric oven, tiles to splash back area, 2 x pendant light fitting to ceiling, double glazed window and double glazed door with access to rear elevation, addition patio sliding doors to dining area also accessible to garden onto block paved patio area, neutral decor, lovely long airy room, vents for heating system, door to under stair storage which goes to under complete staircase, electric and gas meters also electric consumer unit and alarm panel, space for storing items and also has power points.

Staircase leading to first floor (2.74m x 2.60m into stairwell narrowing too 1.01m)

Neutral decor to walls, over stair storage with extensive cupboard, access to loft by way of loft hatch, pendant light fitting to ceiling, carbon monoxide detector, central heating cupboard with gas heated airflow system, hand rails to staircase on both sides and doors leading to all first floor accommodation.

Bedroom located to the rear of the property (3.71m x 3.38m)

Large double glazed window over looking rear elevation, carpets to floors, large storage cupboard also houses water tank and vent for central heating system, pendant light fitting to ceiling, carpets to floors, neutral decor to walls.

Bedroom 2 located to the front of the property (3.35m x 3.01m)

Fully integrated triple size sliding wardrobes, integral cupboard with double doors ideal for further storage, carpets to floors, pendant light fitting to ceiling, vent for heating system, large double glazed window overlooking front elevation and lovely views across the city.

Bedroom 3 located to the rear of the property (2.59m x 2.79m)

Carpets to floors, pendant light fitting to ceiling, large double glazed window over looking rear garden, integral triple sliding wardrobes.

Bathroom located to the front of the property (2.62m x 1.96m)

Vinyl to floors 3-piece suit, double glazed window with opaque glass to front elevation, pendant light fitting, electric shower over bath.

Property is of generous size with 3 good size bedrooms, large lounge and generous size kitchen/diner to the rear, property requires some updating and modernisation and is vacant with vacant possession.







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