



THE FORUM, DENTON BURN, NEWCASTLE UPON TYNE NE15 7UN

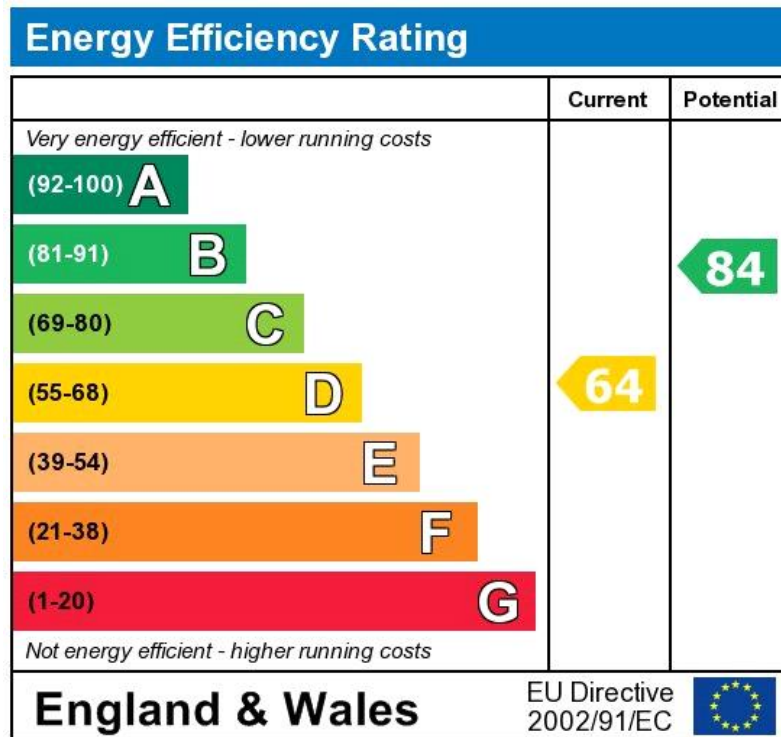
£110,000



PROPERTY REFERENCE CODE: RS0253

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Wilson Defraime are delighted to bring to the market for the first time this 3 bed semi-detached house. Located in a quiet cul-de-sac, very popular for families in a very desirable area of Denton Burn.



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 traditional brick built possibly 1930's.

Front driveway into porch with garden at the front mainly laid to lawn with mature hedges and conifers also accessed by the side of the property down to the rear garden.

Property is accessed via upvc double glazed door into porch way.

Porch (1.70m x 1.40m)

Upvc double glazed window overlooking front elevation, stripped floors, neutral decor to walls, pendant light fitting to ceiling, secondary window to side of door overlooking front garden, inner door with leaded glass with timber frame all in white into inner hallway.

Inner hallway (2.67m x 1.03m)

Carpets to floors, neutral decor to walls, pendant light fitting to ceiling, single radiator, small double doors into storage area with electric consumer unit and meter, doors leading to all ground floor accommodation and staircase with curved mid section leading to first floor landing.

Lounge (5.64m x 3.12m)

Double aspect room with pretty bow window to front elevation, double french doors to rear elevation and access to garden, chimney breast to centre of room with feature Louis style plaster fireplace inset gas living flame fire with marble hearth and back, carpets to floors, modern decor to walls, double radiator with thermostatic valve, light fitting to ceiling.

Kitchen/Diner located to the side and rear of the property (6.23m x 2.56m)

Beech effect laminate to floor, range of beech effect wall and base units, free standing gas cooking range, space for washing machine, space for dishwasher or tumble dryer, upvc double glazed window to side elevation, 1.5 stainless steel sink unit with single drainer, tiles to splash back areas, neutral decor, 2 x light fittings, strip lights to kitchen area, 1 spotlight to dining area, dining area has laminate to floors has been constructed from an extension, upvc double glazed windows to rear elevation with secondary glazed panel,

upvc double glazed doors with opaque panelled glass leading to side and ultimately rear and front access, extractor built into units above cooking range, space for table and chairs, large single panel radiator to rear elevation with thermostatic valve.

Bathroom (3.45m x 1.63m)

With two tone vinyl to floor, 3 piece white suite, tiles to walls, shower over bath, double glazed window to front elevation with opaque glass and warmed via GCH radiator.

Staircase to first floor with opaque upvc double glazed window to side elevation at mid section, carpets to floors, neutral deco to walls.

First floor landing

Doors leading to all first floor accommodation, access to loft hatch, pendant light fitting to ceiling, smoke detector.

Master bedroom dual aspect windows located to front and rear of the property (4.96m x 2.66m)

Neutral carpets to floors, 2 x single radiators with thermostatic valves to both elevations, neutral decor to walls, pendant light fitting to ceiling, double glazed windows to both elevations in upvc, rear with also secondary glazing, views of the rear garden.

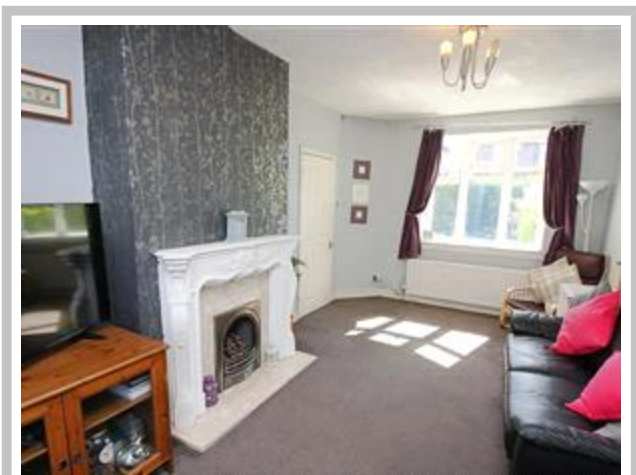
Bedroom 2 located to the front of the property (3.08m x 2.16m)

Carpets to floors, modern decor to walls with feature wall as boys style, pendant light fitting to ceiling, upvc double glazed window overlooking front elevation, single radiator with thermostatic valve, traditional style 1930's doors in white.

Bedroom 3 located to the rear of the property (2.89m x 2.19m)

Carpets to floors, single radiator with thermostatic valve, double glazed window with large fire escape style opener and additional secondary glazing, modern decor to walls, pendant light fitting to ceiling, recessed cupboard with combination Baxi boiler and storage space.

Property benefits from a front driveway with off street parking, large rear garden mainly laid to lawn with raised patio area directly from french doors from lounge, large mature tree providing privacy from surrounding areas, space for shed and garden furniture.







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.