



WOOD GROVE , DENTON BURN , NEWCASTLE UPON TYNE NE15 7TG

OFFERS OVER £76,000



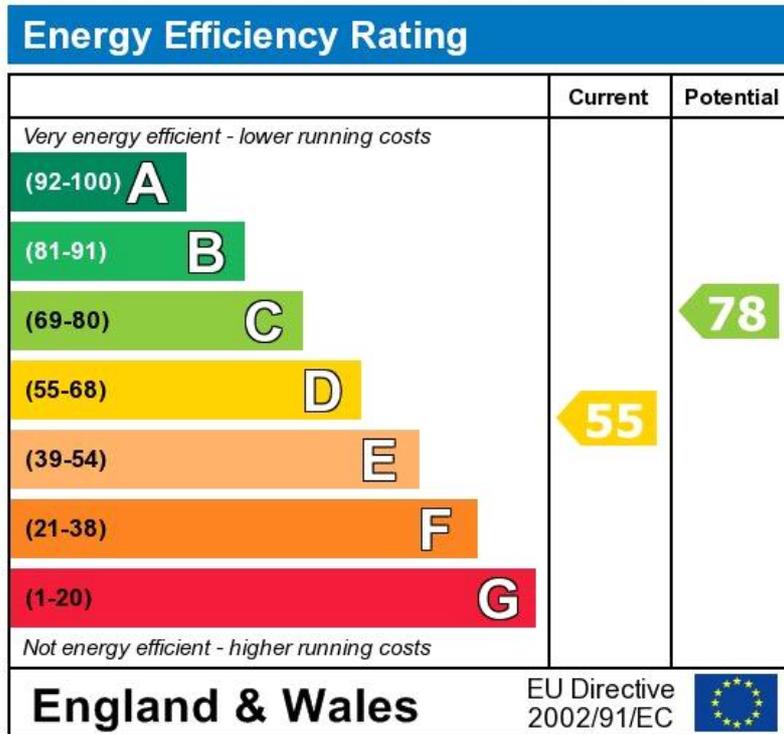
**2 BED FIRST FLOOR FLAT TUCKED IN A QUIET CUL-
DE-SAC LOCATION**

PROPERTY REFERENCE CODE: RS0238

WOOD GROVE , DENTON BURN , NEWCASTLE UPON TYNE NE15 7TG

Wilson Defraime are delighted to bring to the market for the first time a well presented modern 2 bed first floor flat tucked in a quiet cul-de-sac location next to woodlands and very close proximity to A1.

- CENTRAL HEATING
- DOUBLE GLAZING
- NO ONWARD CHAIN
- ON STREET/RESIDENTS PARKING



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:

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First floor staircase

Neutral decor to walls, carpets to floors, pendant light fitting to ceiling, staircase to first floor landing.

First floor landing (5.51m x 0.88m)

Neutral carpets to floors, wall mounted electric individually timed heater, double glazed upvc double glazed window to side elevation, pendant light fitting, doors leading to all first floor accommodation, access to loft, door leading to lounge.

Lounge (3.68m x 3.78m)

Neutral carpets to floors, neutral decor to walls, wall mounted electric individually timed heater, modern decor to feature wall, pendant light fitting to ceiling, floor to ceiling double glazed upvc window with bottom half in opaque glass, large storage above stairs with electric consumer unit, electric meter and space for storage.

Kitchen located to the rear of the property (2.65m x 2.20m)

Modern vinyl to floors, range of wall and base units in country style with stainless steel handles, inset stainless steel and black oven, ceramic 4 ring electric hob in black gloss with matching black and glass extractor above with recessed led spotlights, space for washing machine, stainless steel single sink with stainless steel single drainer with chrome mixer tap, large double glazed upvc window overlook rear elevation, metro white bevelled edge subway style tiles to splash back areas with grey contrasting borders and grout, neutral decor throughout, grey marble effect worktops, concealed led light fitting, nice new modern kitchen.

Bedroom 1 located to the front of the property (3.78m x 3.02m)

Neutral carpets to floors, neutral decor to walls, upvc double glazed window overlooking front elevation, wall mounted electric individually timed heater, pendant light fitting to ceiling.

Bedroom 2 located to the rear of the property (2.98m x 3.16m narrowing too 2.02m)

Built in storage with storage water heater tank, neutral decor to walls, neutral decor to walls, upvc double glazed window overlooking rear elevation, wall mounted electric individually timed heater and pendant light fitting to ceiling.

Bathroom (1.97m x 1.88m)

Vinyl to floors, hygienic cladding with sparkle effect to walls, hygienic cladding to ceiling with recessed led chrome spotlights, 3 piece white suit, sink with pedestal and chrome mixer taps, low level wc, bath with glass and chrome shower screen, electric mounted shower, upvc double glazed window with opaque glass to rear elevation.

Property is accessed via pathway from on street parking, benefits from large front garden nestled lovely in the corner with no passing traffic and is available with no onward chain and on a leasehold basis.





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