



2



1



1

- 2 Bedroom Mid Terrace House
- No Upper Chain Involved
- Both Bedrooms are Doubles
- Council Tax Band A

- Completely Refurbished
- Refitted Kitchen & Bathroom
- Garage in a Block

- Immaculately Presented
- Recently rewired in 2023
- EPC rating D

Completely refurbished 2 double bedroom mid terrace house situated on Warrenmill Close in West Denton Park. Offered for sale with no upper chain involved, benefitting from gas central heating and sealed unit double glazed windows. The property briefly comprises of a great open plan Lounge Diner with laminate flooring and a storage cupboard, refitted modern Kitchen with base units, solid wood work top surfaces, stainless steel sink, tiled splash back, integrated electric oven and ceramic hob, plumbed for a dishwasher and an automatic washing machine, wall mounted combi boiler, laminate flooring, door to the rear. To the first floor the Landing has a loft hatch, the refitted Bathroom has a panelled bath with shower mixer taps, vanity unit with a wash hand basin, low level w/c, tiled walls, extractor fan, spotlights to the ceiling and a heated towel rail. Bedroom 1 is to the front and Bedroom 2 is to the rear.

Externally there is an enclosed garden to the rear with gate access and a garage in a nearby block.

West Denton Park is pleasantly situated on the Western periphery of Newcastle, with good access to the A69 as well as road and public transport links into the city and other surrounding areas. There are some lovely walks directly from the property, along with access to schools and other amenities.

Lounge Diner

Kitchen

Landing

Bedroom 1

Bedroom 2

Bathroom



**Please see Floor Plan on Page 4 for room sizes.*



Energy Performance: Current D Potential B

Council Tax Band: A

Distance from Lemington Riverside Primary School: 1.2 miles

Distance from Kingston Park Metro: 3.7 miles

Distance from Central Train Station: 5.5 miles

Please note all sizes and distances are approximate.

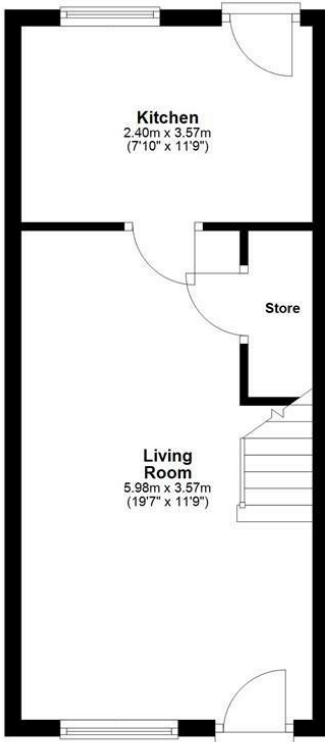
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Verified reviews from our clients

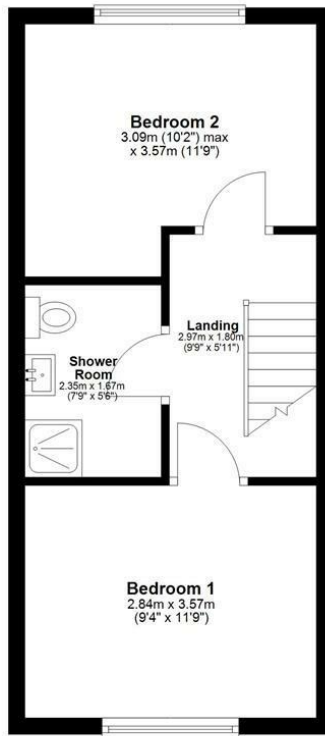
Ground Floor

Approx. 30.3 sq. metres (325.9 sq. feet)



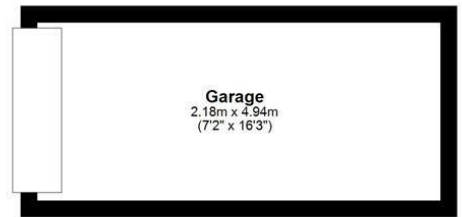
First Floor

Approx. 30.3 sq. metres (325.9 sq. feet)



Garage

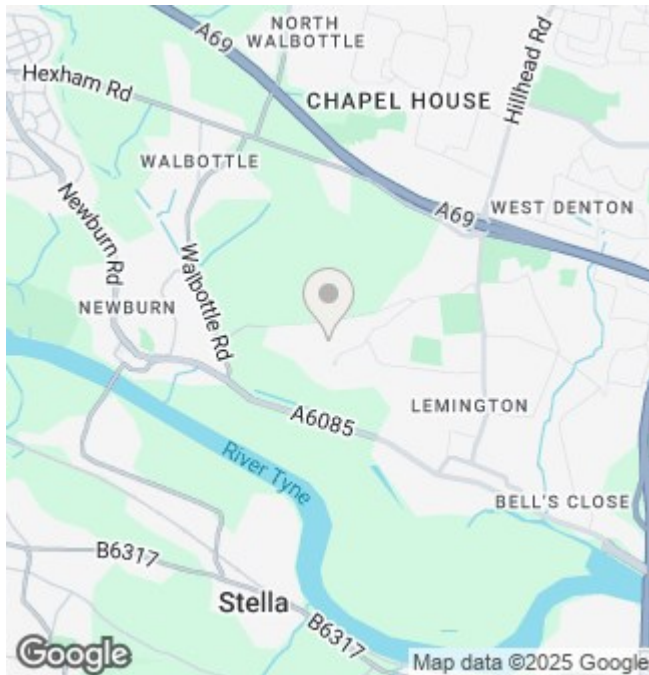
Approx. 10.8 sq. metres (115.9 sq. feet)



Total area: approx. 71.3 sq. metres (767.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The Plan is for illustrative purposes only. Version 1

Plan produced using PlanUp.



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.