



3



1



2

- *** Modern Method of Auction ***
- Driveway
- Open Plan Lounge Diner
- EPC rating TBC

- 3 Bedroom Semi Detached House
- Garage
- Ducted Air Heating System

- In need of Updating
- Garden
- Council Tax Band B

*** Modern Method of Auction *** 3 bedroom semi detached house, situated in a cul-de-sac within West Denton Park. In need of updating the property briefly comprises of an Entrance Hallway with Laminate flooring and stairs to the first floor, open plan Lounge Diner with Patio doors to the rear garden and a feature fireplace with an electric fire. Breakfasting room with a high level oven and laminate flooring leading to the Kitchen with a range of wall and base units with roll top work surfaces, one and a half stainless steel sink and drainer unit, gas hob and doors to the garage and the rear garden. First floor Landing with a loft hatch and storage cupboard housing the water tank. bedroom 1 has built in wardrobes, Bedroom 2 also has built in wardrobes, Bedroom 3 is a single room. The Bathroom has a panelled bath with an electric shower over, pedestal hand wash basin, low level w/c, tiled walls.

Externally to the front of the property there is a lawned garden and single driveway leading to the Garage via an up and over door, to the rear there is a lawned garden and a paved patio area.

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.

Entrance Hallway

Lounge Diner

Breakfasting Room

Kitchen

First Floor Landing

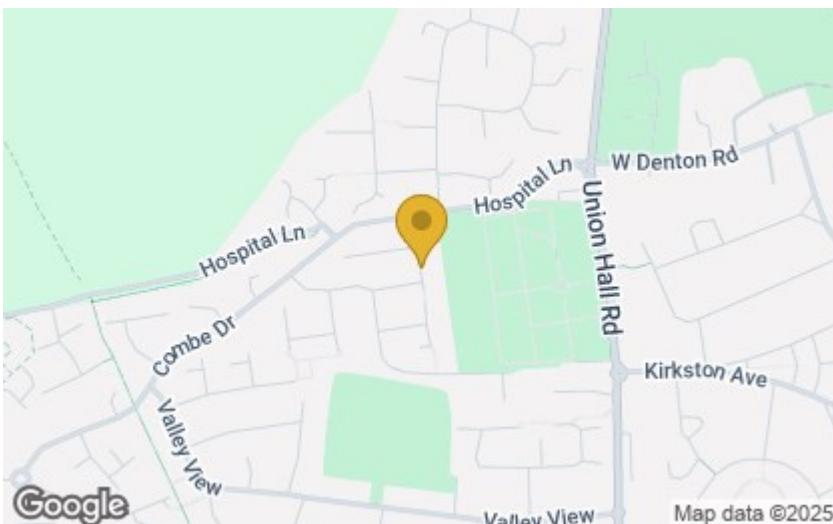
Bedroom 1

Bedroom 2

Bedroom 3

Bathroom

Auction Information



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.



Energy Performance: TBC

Council Tax Band: B

Distance from West Denton Primary School: 1.0 mile

Distance from Kenton Bank Foot Metro: 3.4 miles

Distance from Newcastle International Airport: 6.5 miles

Distance from Newcastle Central Train Station: 5.7

All distances are approximate