





- Mid-Link Home
- No Onward Chain
- Gas Central Heating
- Front and Rear Gardens
- Viewing Recommended
- Three Bedrooms
- Conservatory
- Double Glazing
- Council Tax Band *A*
- Call For More Information





This three-bedroom, mid-link home is positioned in a popular location on Burnstones in West Denton. The property will appeal to a variety of buyers including first time and the growing family. Offered for sale with the benefit of no upper chain.

The property is located near a wealth of local amenities including schools, shops, supermarkets, and leisure facilities with further amenities easily accessed in Newcastle via regular public transport links and the A1 Motorway.

Internally the property briefly comprises to the ground floor: - entrance porch, hallway with w.c. bright and airy lounge, and an open plan kitchen dining room with French door access to a conservatory, which also provides access to the rear. To the first floor there are three double bedrooms, and a family bathroom/w.c. The property further benefits from gas central heating, double glazing and an external security lighting with alarm and CCTV system.



Externally there is a well kept garden to the front and a charming, well-stocked, split-level garden to the rear. Extensive hard landscaping has been undertaken, to a very high standard to both the front and rear.

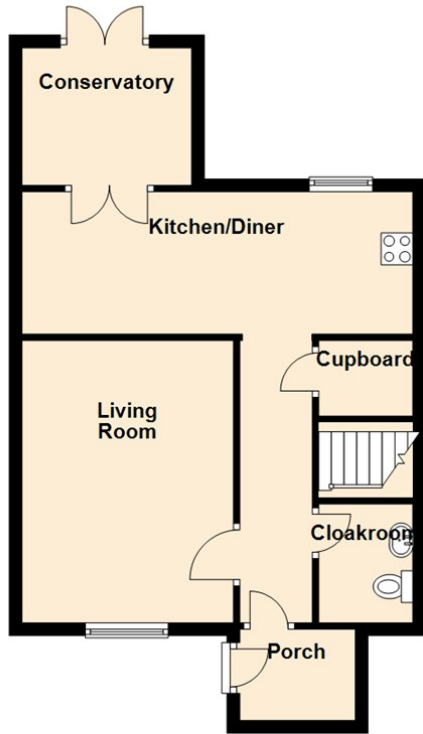
For more information and to book your viewing please call our Gosforth team on 0191 236 2070.

Tenure

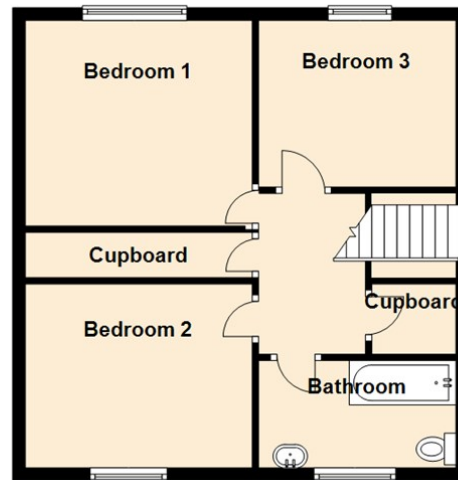
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *

Ground Floor



First Floor



Lounge 14'9" x 10'9" (4.50 x 3.30)

Kitchen 8'2" x 19'10" (2.50 x 6.06)

Bedroom One 8'4" x 8'7" (2.55 x 2.62)

Bedroom Two 9'6" x 10'11" (2.90 x 3.35)

Bedroom Three 8'4" x 8'7" (2.55 x 2.62)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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