



Broadwood Road, Denton Burn,
Newcastle Upon Tyne, NE15 7TB

Price Guide: £130,000

****NEWLY REFURBISHED FAMILY HOME****

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Northwood are delighted to present this refurbished THREE BEDROOM SEMI DETACHED HOUSE located in the popular Denton Burn Area of Newcastle. Accommodation briefly comprises of; Entrance Hall, Lounge, Dining Room, Brand New Fitted Kitchen, Bathroom and Three Bedrooms. There is driveway parking with a large corner plot with generous front garden and an enclosed garden to the rear. This home also benefits from new flooring throughout, new kitchen, bathroom and french doors. Further benefits include gas central heating, full double glazing and no onward chain. Early viewing is vital to ensure you don't miss out on this fantastic. ready to move into. home.

Entrance Hall

Fully carpeted. Access to lounge, dining room, bathroom. Stairs to first floor landing.

Lounge 5.67m x 3.10m (18'7" x 10'2")

Fully carpeted. French doors to rear garden. Window to front.

Dining Room 3.02m x 2.58m (9'11" x 8'6")

Carpeted. Window to rear. Access to kitchen.

Kitchen 4.74m x 2.53m (15'7" x 8'4")

Brand new fitted kitchen with wood effect vinyl flooring. Base and eye level storage with roll top work surfaces and tiled splash backs. Integrated electric oven, 4 ring gas hob with cooker hood and stainless steel sink and drainer. Space for under counter washing machine and free standing fridge freezer. Fitted with breakfast bar. Under stair storage cupboard. Dual aspect windows to front and side. Access to rear garden.

Bathroom 1.62m x 1.51m (5'4" x 4'11")

Tiled flooring and tiled walls. Fitted with new white three piece suite comprising of WC, sink, bath with mains shower over and glass shower screen. Opaque glass window to front.

Landing

Continues flooring from entrance hall and stairs. Access to all 1st floor accommodation.

Bedroom One 4.94m x 2.57m (16'2" x 8'5")

Fully carpeted. Dual aspect windows to front and rear.

Bedroom Two 3.14m x 2.14m (10'4" x 7'0")

Fully carpeted. Window to front.

Bedroom Three 2.69m x 2.23m (8'10" x 7'4")

Fully carpeted. Built in wardrobe housing combi gas boiler. Window to rear.

Externally

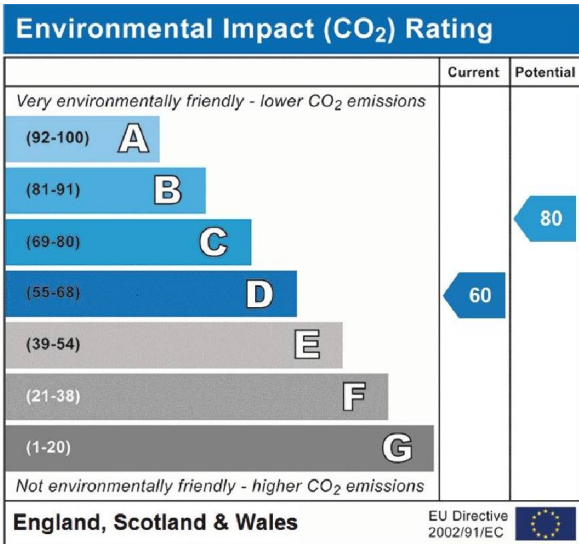
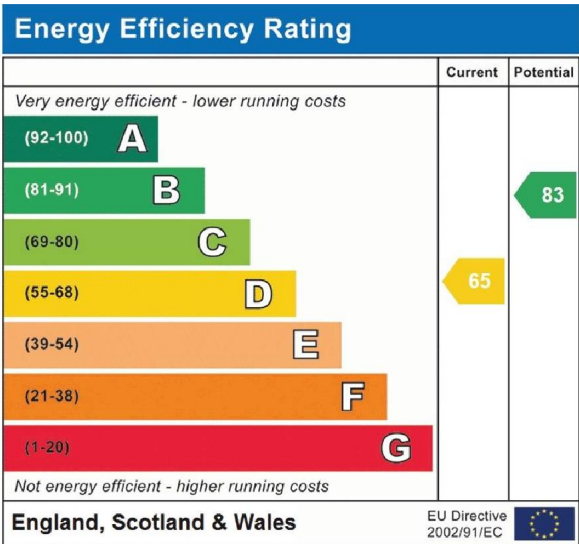
To the front the garden is laid to lawn with driveway parking.

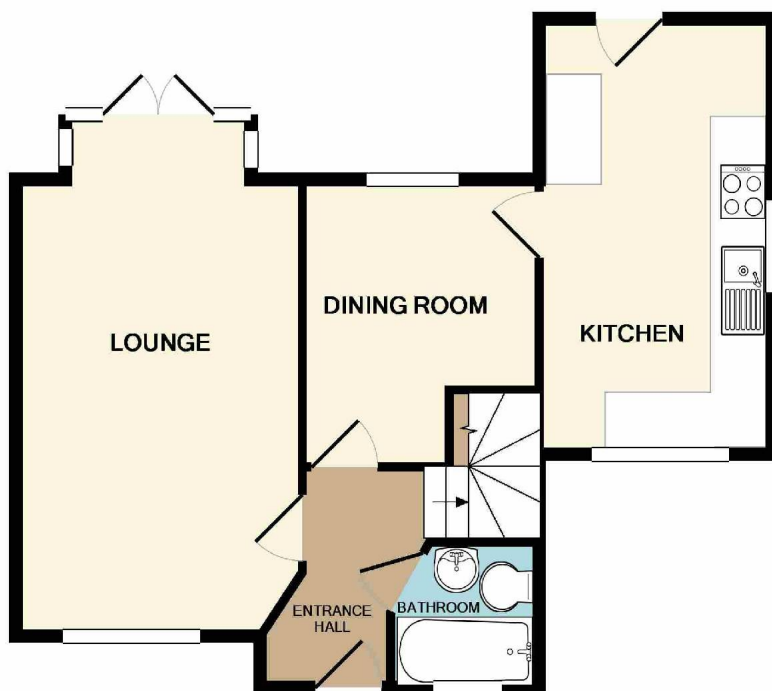
To the rear the enclosed rear garden is laid to lawn with concrete patio.



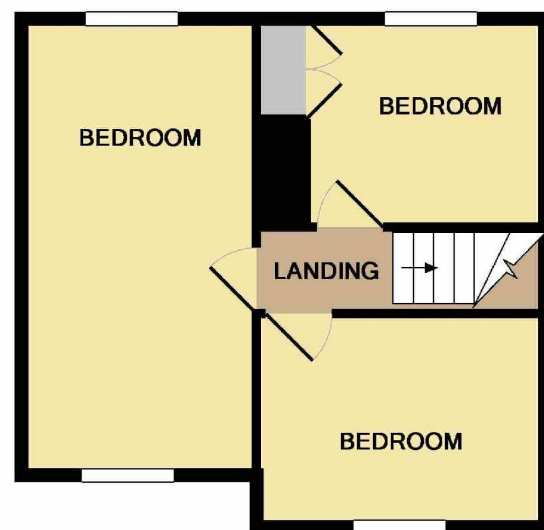


Located in Denton Burn the property is well located for a wealth of local amenities. Ideally located for access to the A1 and A69. Newcastle city centre is 3.5 mi The local Cooperative supermarket, Kelly's Deli, restaurants, Jet petrol station and Londis 24hr convenience store, Denton Burn public library, methodist church and bus stops are all within 0.5 mi. The home falls within the school catchments of the TWO OFSTED OUTSTANDING schools: Bridgewater Primary School and St Cuthberts High School and is on the door step to Broadwood Primary School.





GROUND FLOOR



1ST FLOOR

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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DISCLOSURE These details are intended to give a fair description only and their accuracy cannot be guaranteed nor are any floor plans (if included) exactly to scale. These details do not constitute part of any offer or contract. Intended purchasers are advised to recheck all measurements before committing to any expense and to verify the legal title of the property from their legal representative. Northwood have not tested any apparatus, equipment, fixtures or services so cannot confirm that they are in working order and the property is sold on this basis. XXXX Printed by Ravensworth 01670 713330

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