



3



1



2

- 3 Bedrooms
- Integrated Kitchen
- Bathroom/WC
- Rear Garden

- Available Now - No Chain
- Dining Room
- Entrance Porch

- Living Room
- Office/Playroom
- Driveway Parking

A recently updated and modernised, 3 bedroom semi detached house with no upper chain. This modern and stylishly presented property briefly comprises of a spacious Entrance Porch leading to the welcoming Entrance Hall with stairs to the first floor. The spacious Lounge features a glazed door to the rear patio and garden. The office/playroom has a large window to the front providing lots of natural light. The Dining Room with window to the side opens to the magnificent Kitchen fitted with a range of wall and base units, sink unit, integrated fridge and freezer, integrated electric oven and hob with an extractor over, dishwasher and washing machine. Stairs lead to the first floor landing. Bedroom 1 is a spacious double, Bedroom 2 is also a double with Bedroom 3 to the front. The stylish Bathroom is equipped with a bath with shower over, low level w/c and wash basin with drawer storage. Externally to the front there is a block paved driveway. To the rear there is a low maintenance garden with paved patio.

Denton Burn is well placed for local schools and other amenities, with good road and public transport links into the City as well as easy access to the A1.





Energy Performance: Current D Potential B

Council Tax Band: A

Broadwood Primary School 0.2 miles

Blaydon Train Station 1.4 miles

City Centre 3.2 miles

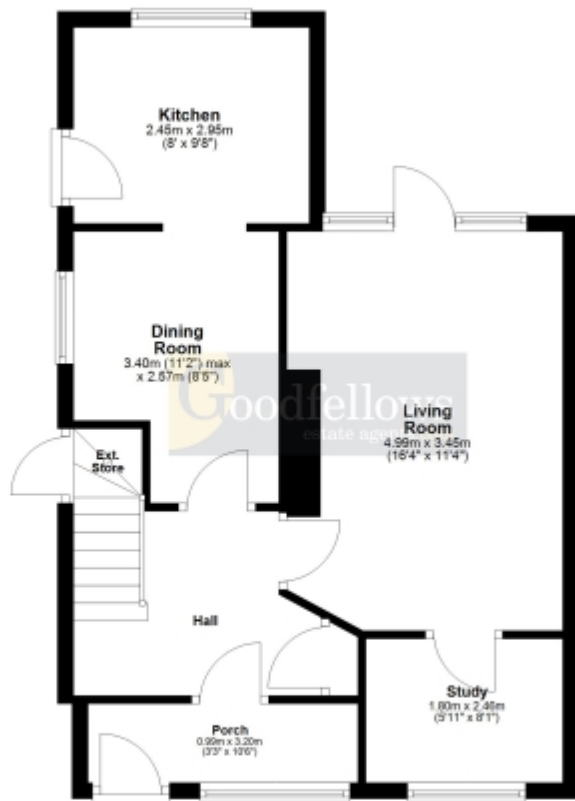
2024
WINNERS

ESTAS

Verified reviews from our clients

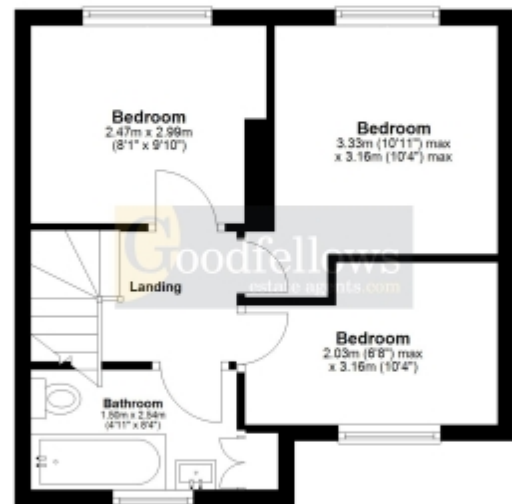
Ground Floor

Approx. 49.3 sq. metres (530.4 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.6 sq. feet)



Total area: approx. 81.0 sq. metres (872.0 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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.