DENTON VIEW

BLAYDON

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welcoming you home



Offered chain free, this three bedroom property on Denton View presents an excellent opportunity for buyers looking for a project to modernise and make their own. The ground floor comprises a galley style kitchen and spacious lounge, with three well proportioned bedrooms and a family bathroom to the first floor. Externally, there is a multi car driveway to the front and a spacious rear garden. Located just a short walk from Winlaton Village, this property offers plenty of potential and is ideal for a range of buyers, including investors and those looking to create a home to their own taste. Viewing is highly recommended to appreciate the potential on offer. EPC Rating C.









- ***CHAIN FREE***
- Three Bedrooms
- Project Property!
- MID TERRACE
- Double Driveway
- EPC Rating C













Lounge
16'0" x 14'4" Max
Benefits from a pleasant outlook to the rear garden.

Kitchen
14'4" x 7'0" Max
Galley style kitchen with space for white goods.

Bedroom 1
14'4" x 10'11" Max

Bedroom 2
11'11" x 7'9" Max

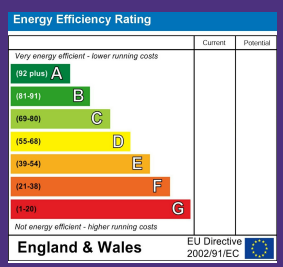
Bathroom
8'6" x 6'5"
Features W/C, Wash basin and Shower.

Bedroom 3
8'4" x 6'10" Max

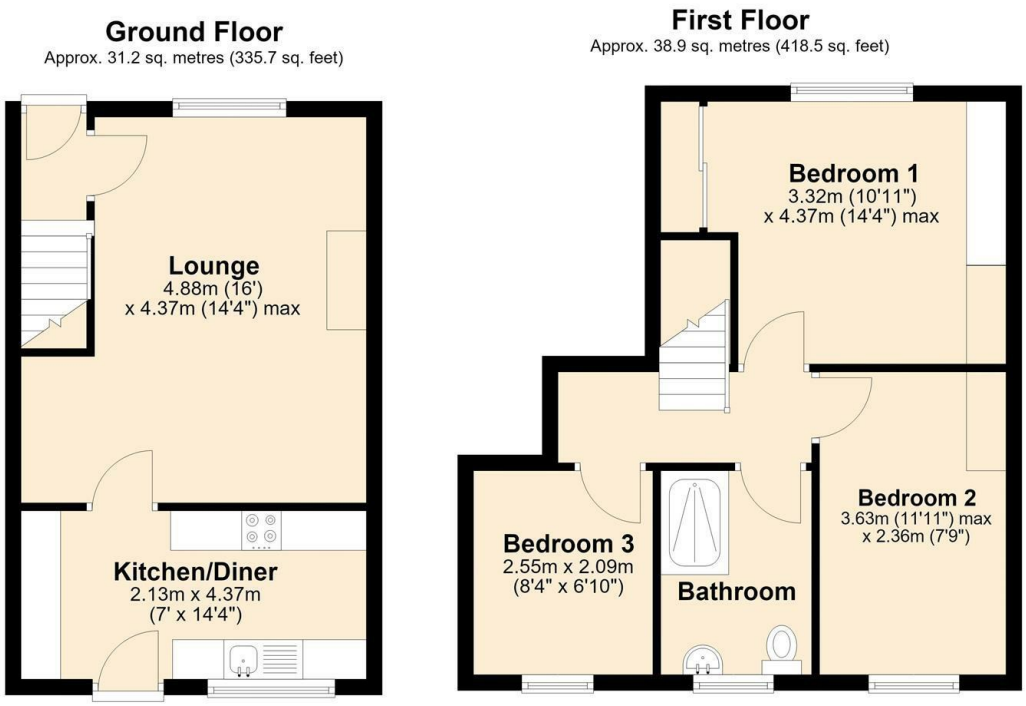
Externally
There is on street parking and a tiered garden to the front of the property, with a good sized lawn and patio garden to the rear ideal for entertaining.

Additional Information
Council tax band A. Awaiting EPC Rating. We understand this property is freehold. Mobile phone coverage and broadband availability: https://checker.ofcom.org.uk/ Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

Important Note To Purchasers
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.



Asking Price £99,950



Total area: approx. 70.1 sq. metres (754.2 sq. feet)

Disclaimer
1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Alto, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Alto have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.



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