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DENE CRESCENT, NEWCASTLE UPON TYNE, NE3

Offers Over £270,000

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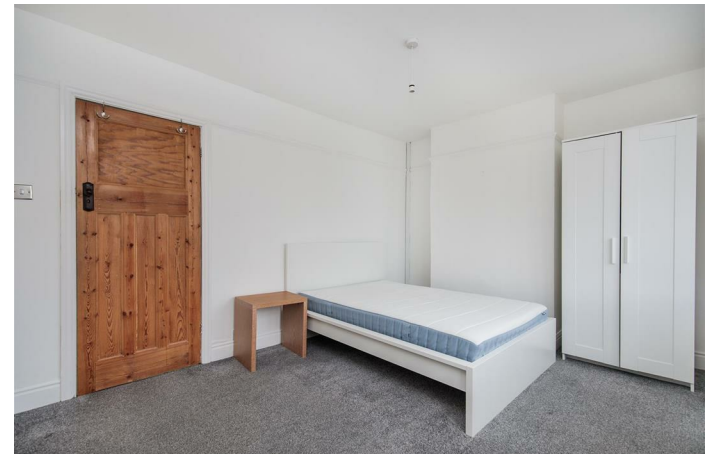
Presented to the market is this two-bedroom semi-detached home on Dene Crescent, offering spacious accommodation, a private wrap-around garden and excellent potential to extend, subject to the necessary planning permissions.

The accommodation features a bright bay-fronted living room flowing into an open-plan kitchen and dining area with access to the rear garden. Upstairs are two generous double bedrooms, including a main bedroom with a walk-in wardrobe, alongside a well-appointed four-piece family bathroom. Outside, the property benefits from off-road parking, a wrap-around garden and a private rear garden with patio, providing plenty of scope for landscaping and personalisation.

Situated in the sought-after area of High Heaton, Dene Crescent enjoys easy access to local shops, supermarkets, cafés and well-regarded schools. The Freeman Hospital, parks and leisure facilities are all nearby, while excellent transport links connect the area to Newcastle city centre, the Coast Road and the A1. Offering generous living space, future potential and a convenient location, this home is well suited to first-time buyers, professionals and small families.

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The internal accommodation comprises: an entrance hallway with stairs leading up to the first floor and a door opening into the living room. The living room is generously proportioned, featuring a large bay window that fills the space with natural light, decorative ceiling detailing, wood effect flooring and an electric fireplace. Glazed double doors lead through to the open plan kitchen and dining area, where fitted wall and base units, an integrated oven and gas hob, tiled splashbacks, terracotta tiled flooring, space for a fridge-freezer and direct access to the rear garden complete the space.

The first-floor landing provides access to both double bedrooms and the family bathroom. The main bedroom benefits from a bay window overlooking the front of the property, fitted carpeting and a walk-in wardrobe with an original stained glass window. The second bedroom is another well-proportioned double with a front-facing window and fitted carpet. Completing the accommodation is a fully tiled family bathroom fitted with a panelled bath, separate corner shower enclosure, pedestal wash basin and WC.

Externally, the property is approached via a driveway providing off-road parking alongside a lawned front garden. A paved pathway continues to the side of the property, creating a generous wrap-around outdoor space with excellent potential for future extension, subject to the necessary planning permissions. To the rear, the garden features a paved patio leading onto a lawn, enclosed by timber fencing and mature trees and shrubs, creating a good degree of privacy.



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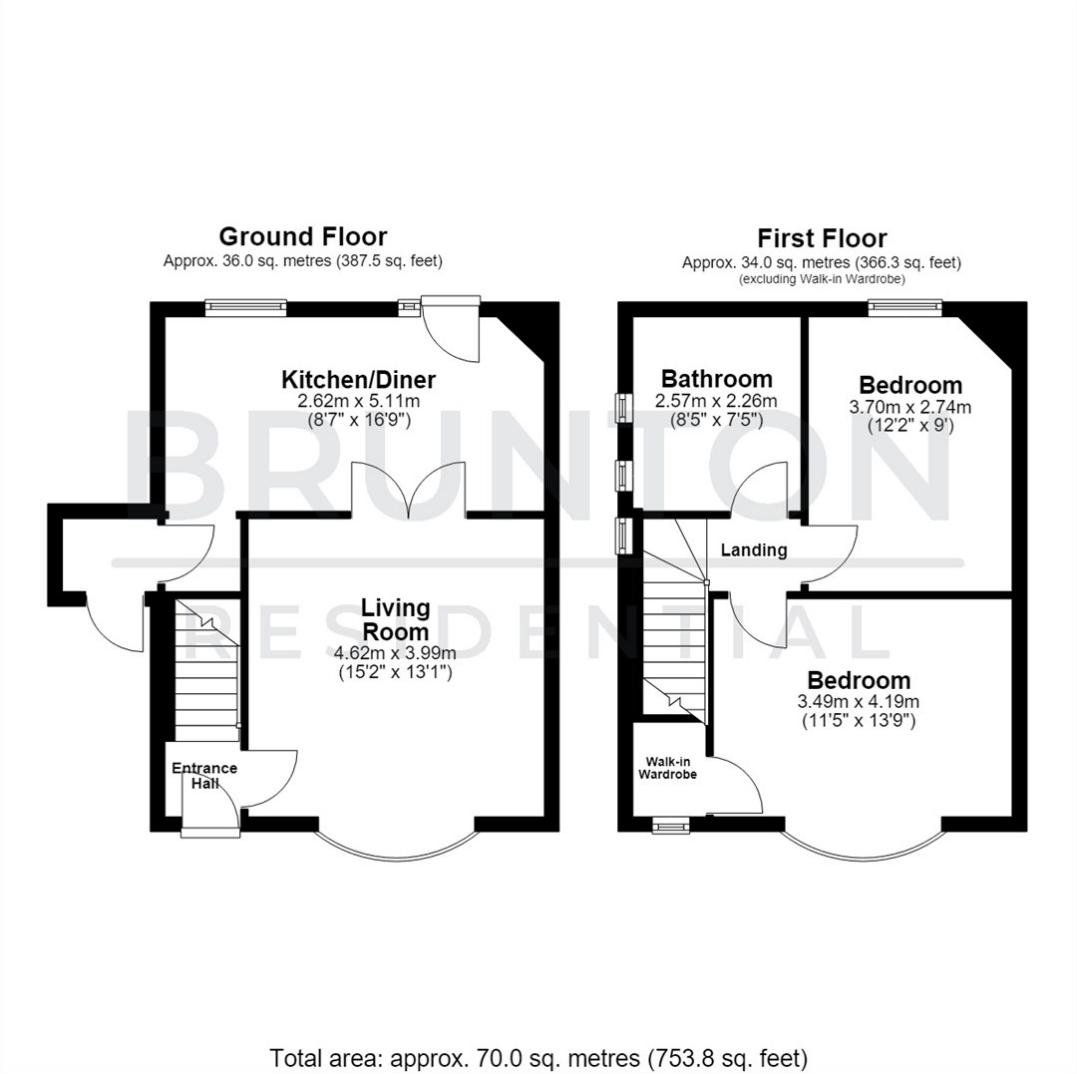
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		