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WEST ROAD, DENTON, NE5
Offers Over £190,000

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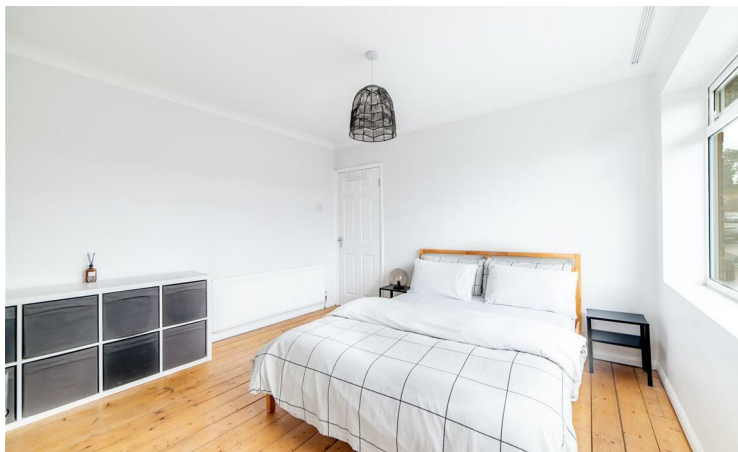
Well-presented three-bedroom semi-detached home, situated within the popular residential area of Denton.

The property features a spacious lounge/dining room with an attractive wood-burning stove and French doors opening onto the rear garden, together with the contemporary fitted kitchen complete with a breakfast bar and adjoining utility area. Outside, the enclosed rear garden provides a generous space for entertaining, while the driveway offers convenient off-road parking.

West Road enjoys an excellent location within easy reach of a wide range of local amenities, well-regarded schools, supermarkets and leisure facilities. Newcastle city centre is easily accessible via excellent road and public transport links, making the property ideally positioned for commuters.

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The internal accommodation comprises: an entrance hallway with a staircase rising to the first floor. Positioned to the left is the spacious lounge, enjoying a large front-facing window that fills the room with natural light. The lounge flows through into the dining room, creating an excellent space for both everyday living and entertaining. French doors from the dining room open directly onto the rear garden, providing an attractive connection between the indoor and outdoor living spaces.

Positioned at the end of the hallway is the well-proportioned kitchen, fitted with a range of wall and base units, complementary work surfaces and ample space for appliances. The kitchen leads into a practical utility room, offering additional storage, space for laundry appliances and external access to the rear of the property.

The first-floor landing provides access to three bedrooms, comprising two well-proportioned double bedrooms and a comfortable single bedroom, making the property well suited to families, guests or those requiring a home office. Completing the accommodation is the family bathroom, fitted with a bath incorporating a shower over, wash hand basin and WC.



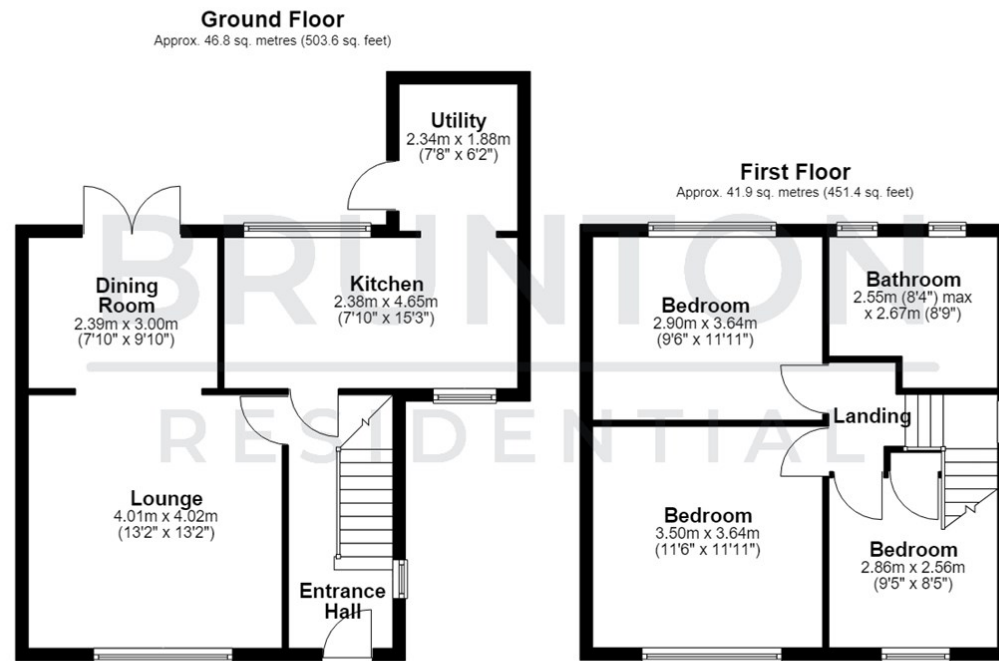
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING : C



Total area: approx. 88.7 sq. metres (955.0 sq. feet)



Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	69	81	<i>Very environmentally friendly - lower CO₂ emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales EU Directive 2002/91/EC 			England & Wales EU Directive 2002/91/EC 		