





- Mid-Link Home
- Three Bedrooms
- Conservatory
- Double Glazing
- Transport Links
- Popular Location
- Open Plan Living
- Gas Central Heating
- Local Facilities
- Council Tax Band *A*





This three-bedroom, mid-link house is positioned in a popular location on Byrness in West Denton, and is in need of some cosmetic updating.

The property is located closer to a wealth of local amenities, including schools, shops, supermarkets, and leisure facilities, with further amenities easily accessed in Newcastle via regular public transport links and the A1 Motorway.

Internally, this home briefly comprises to the ground floor: - entrance porch, hallway with WC. bright and airy lounge, and an open plan kitchen-diner with French door access to a conservatory, which also provides access to the rear. To the first floor, you are presented with three double bedrooms, and a modern family bathroom WC. The property further benefits from gas central heating and double glazing. Externally, there are generous gardens to both the front and rear, with lawn and patio areas.

Viewings are highly recommended. To book yours or for more information, please, call our Gosforth team on 0191 236 2070.

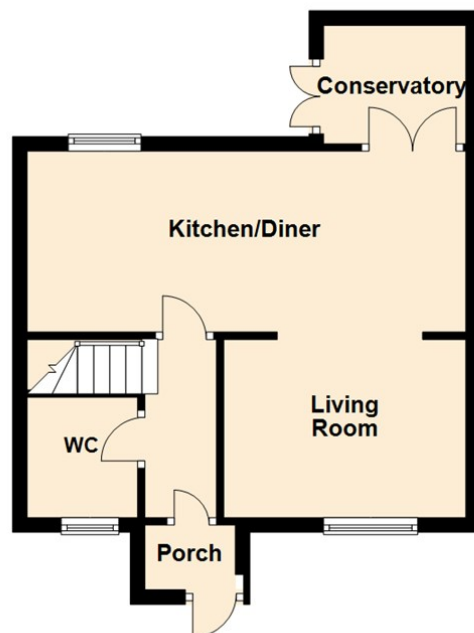
Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

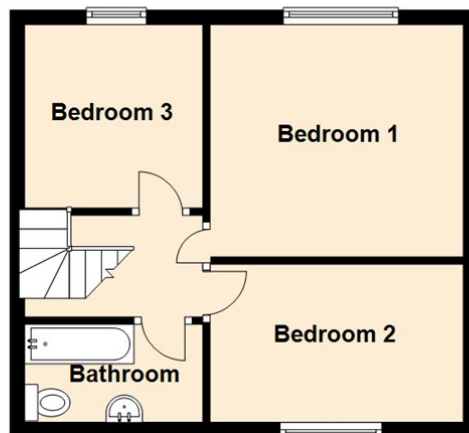
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Ground Floor



First Floor




Lounge 10'9" x 7'10" (3.3 x 2.4)

Kitchen-Diner 19'9" x 8'1" (6.03 x 2.48)

Bedroom One 11'4" x 11'1" (3.47 x 3.39)

Bedroom Two 8'4" x 8'3" (2.56 x 2.53)

Bedroom Three 11'1" x 9'6" (3.40 x 2.92)

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

The difference between house and home

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