



11 West Vallum, West Denton, Newcastle Upon Tyne, NE15 7TL

Offers Over £155,000



## Key features

- SEMI DETACHED HOUSE
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- WELL PRESENTED FAMILY BATHROOM
- SPACIOUS UTILITY ROOM
- OFF ROAD PARKING ON DOUBLE DRIVEWAY
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- WELL MAINTAINED GARDENS TO FRONT AND REAR
- NO ONWARD CHAIN



## Description

West Vallum, Newcastle Upon Tyne, this delightful semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a comfortable home. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a practical utility room, adding convenience to daily living and offering additional storage options. The off-road parking accommodates up to two vehicles, ensuring that parking is never a concern.

One of the standout features of this property is the absence of an onward chain, allowing for a smooth and efficient purchasing process. This semi-detached home is not only a wonderful place to live but also a fantastic investment opportunity in a sought-after location.

With its blend of comfort, practicality, and potential, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.



ENTRANCE HALL

LOUNGE

14'5 x 11'6

KITCHEN/DINER

11 x 10'3

REAR HALL

UTILITY

18'1 x 5'8

DOWNSTAIRS W.C.

4'11 x 2'7

BEDROOM ONE

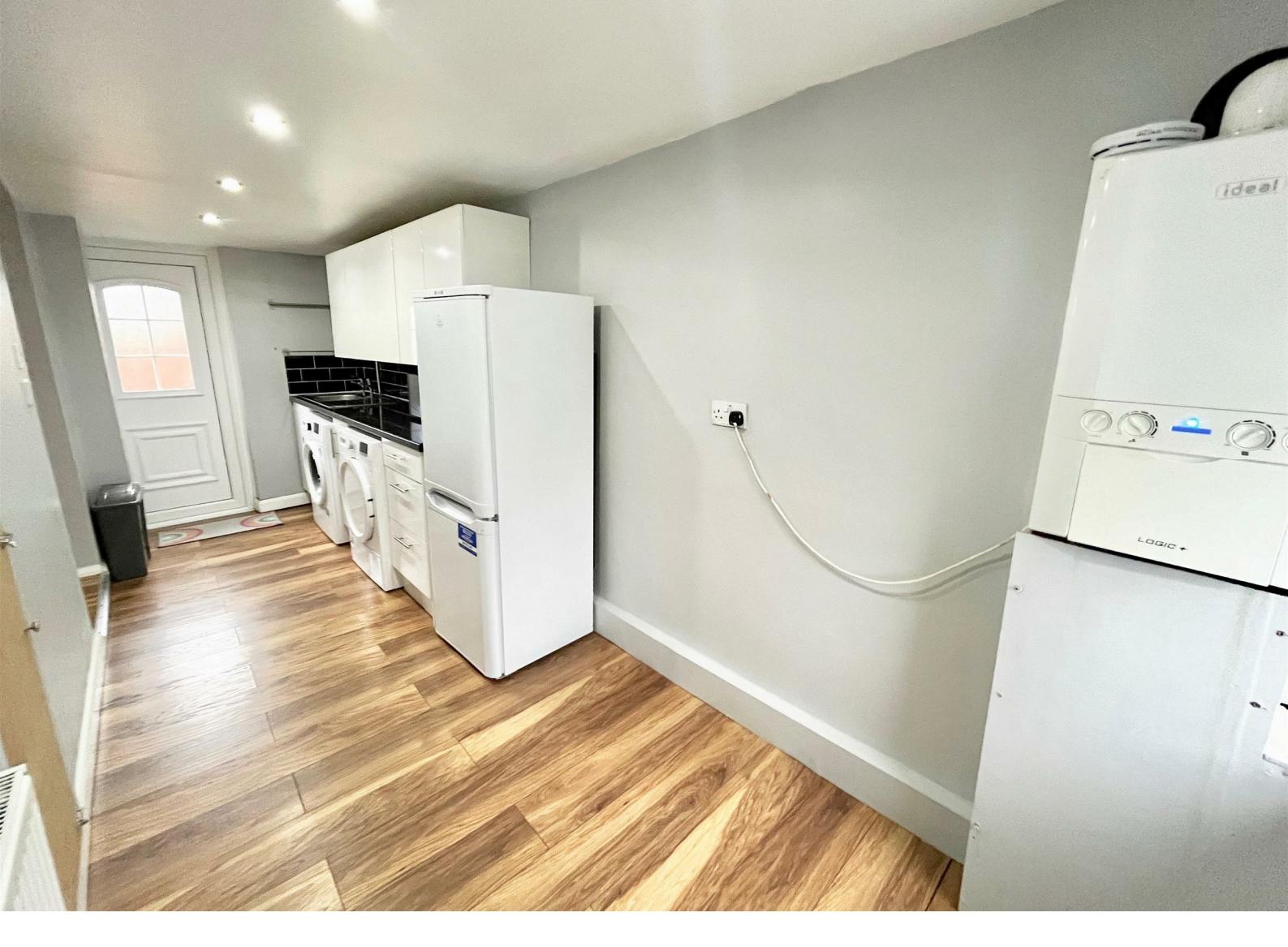
12 x 11'3

BEDROOM TWO

9'4 x 8'2







#### BATHROOM

6'2 x 5'4

#### EXTERNAL

#### DISCLAIMER SALES

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.

Energy Efficiency 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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> 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 CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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