



Bryans Leap | Burnopfield | Newcastle Upon Tyne | NE16 6BU

Located within a popular village we bring to the market this lovely extended three bedroom semi-detached family home with gardens and detached garage. Available with no upper chain, the accommodation comprises of a porch, lounge with opening to the dining room, kitchen/diner, first floor landing, three bedrooms and a bathroom. Viewing essential. Freehold, Council Tax band C, EPC rating D (59). Virtual tour available.

£185,000

- Extended semi-detached house
- 3 bedrooms, no upper chain
- Gardens to front and rear
- Detached garage
- Very well presented



Property Description

PORCH

2' 4" x 6' 3" (0.73m x 1.93m) uPVC double glazed entrance door with matching side window and a glazed door to the lounge.

LOUNGE

13' 10" x 17' 4" (4.23m x 5.29m) Feature fire surround with inset living flame gas fire, uPVC double glazed window, stairs to the first floor with storage cupboard beneath, additional cupboard housing the gas combi central heating boiler, column radiator, coving, single radiator, telephone point, satellite TV cables, inset spotlight, door leading to the kitchen and a large opening to the dining area.

DINING AREA

10' 8" x 8' 6" (3.26m x 2.61m) uPVC double glazed French doors open to the rear garden, double radiator and coving.

KITCHEN

10' 8" x 8' 9" (3.26m x 2.68m) Fitted with a range of high gloss white wall and base units with contrasting butchers block style worktops and upturns. Integrated fan assisted double oven/grill, induction hob, glass splash-back, extractor canopy over, stainless steel sink with mixer tap, uPVC double glazed window, plumbed for a washing machine and a tiled floor extending into the breakfast area.

BREAKFAST AREA

7' 11" x 8' 3" (2.42m x 2.53m) Fitted with a range of matching base units and butchers block style worktops extending into a breakfast bar with upturns. Single radiator and uPVC double glazed French doors with matching side windows opening to the rear garden.

FIRST FLOOR

LANDING

uPVC double glazed window, coving and doors leading to the

bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

11' 11" x 9' 11" (3.64m x 3.04m) Wall to wall fitted wardrobes with sliding doors, uPVC double glazed window and a single radiator.

BEDROOM 2 (TO THE REAR)

10' 7" x 8' 7" (3.25m x 2.63m) Built-in cupboard, uPVC double glazed window and a single radiator.

BEDROOM 3 (TO THE FRONT||)

8' 11" x 7' 7" (2.72m x 2.33m) Over-stair storage cupboard, uPVC double glazed window, loft access hatch and a single radiator.

BATHROOM

5' 4" x 8' 8" (1.65m x 2.66m) A contemporary suite finished in white with P-shaped bath, glazed screen and thermostatic shower over. Wash basin with base storage, WC, Fully tiled

walls and floor, two uPVC double glazed windows, towel radiator, PVC panelled ceiling with inset LED spotlights and a wall mirror with integrated lighting.

EXTERNAL

TO THE FRONT AND SIDE

Lawn garden enclosed by brick wall to the front.

TO THE REAR

Block paved patio, cold water supply tap, security light, lawn enclosed by timber gates and fence.

GARAGE

There is a single garage located to the rear of the property within a block with up and over door.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (59). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COUNCIL TAX

The property is in Council Tax band C.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office. Please do not

attend if you have recently shown symptoms of the Covid-19 virus. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes.

MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

NEED A MORTGAGE?

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.





AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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GROUND FLOOR
45.5 sq.m. (490 sq.ft.) approx.



1ST FLOOR
39.2 sq.m. (422 sq.ft.) approx.



TOTAL FLOOR AREA ; 84.8 sq.m. (913 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

