



Cronniewell | Hamsterley Colliery | Newcastle Upon Tyne | NE17 7SQ

A three-bedroom end-terraced house with a split-level design, offering excellent potential to create a lovely family home with some careful refurbishment. Available with no onward chain and freehold tenure. The accommodation comprises a spacious entrance porch, lounge, inner hallway, kitchen/diner, rear lobby, and a ground floor WC. To the first floor there are three bedrooms, a large storage cupboard, and a bathroom. Externally, the property benefits from an open-plan lawn to the front and an enclosed terraced garden to the rear. Additional features include gas combi central heating and full uPVC double glazing. Council Tax Band A. EPC rating C (71). Virtual tours are available on our website.

£74,950

- Three-bedroom end-terraced house with a split-level design.
- Excellent potential to create a lovely family home with refurbishment.
- Offered with no onward chain and freehold tenure.
- Enclosed terraced garden to the rear.
- Gas combi central heating, full uPVC double glazing



Property Description

PORCH

6' 2" x 5' 10" (1.90m x 1.80m) Composite double glazed entrance door, uPVC double glazed side window, single radiator and a door leading to the lounge.

LOUNGE

13' 10" x 17' 8" (4.24m x 5.41m) Fireplace, large storage cupboard, tow double radiators, to uPVC double glazed windows, coving, hard-wired smoke alarm, TV aerial cables and stair to the inner hallway.

HALLWAY

6' 3" x 6' 11" (1.92m x 2.13m) Led spotlights, stairs to the first floor, doorway to the rear lobby and twin glazed doors to the kitchen/diner.

KITCHEN/DINER

14' 4" x 10' 3" (4.38m x 3.14m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-

backs. Space to house an electric cooker, stainless steel single drainer sink, plumbed for a washing machine, tow uPVC double glazed windows, double radiator and coving.

REAR LOBBY

5' 8" x 3' 9" (1.73m x 1.16m) Single radiator, coving, hard-wired smoke alarm, door to the WC and a composite double glazed rear exit door to the garden.

WC

5' 8" x 2' 10" (1.73m x 0.88m) WC, wash basin with tiled splash-back, single radiator and a uPVC double glazed frosted window.

LOWER FIRST FLOOR

LANDING

Loft access hatch, single radiator, doors to bedrooms two and three and stair to the upper first floor.

BEDROOM 3 (TO THE FRONT)

8' 8" x 6' 1" (2.65m x 1.87m) uPVC double glazed window and a single radiator.

BEDROOM 2 (TO THE FRONT)

12' 1" x 11' 3" (3.70m x 3.44m) Twin storage cupboards, two uPVC double glazed windows, TV aerial point and a single radiator.

UPPER FIRST FLOOR

LANDING

Large storage cupboard (2.03m x 0.92m) housing the gas combi central heating boiler, loft access hatch, positive input ventilation system, single radiator and doors to bedroom one and three bathroom.

BEDROOM 1 (TO THE REAR)

14' 3" x 11' 2" (4.35m x 3.41m) Two uPVC double glazed windows, double radiator and telephone point.

BATHROOM

5' 5" x 6' 1" (1.66m x 1.87m) Panelled bath with shower fitment and tiled splash-backs, pedestal wash basin, uPVC double glazed frosted window and a single radiator.

EXTERNAL

TO THE FRONT

Open plan lawn.

TO THE REAR

A tiered garden with patio enclosed by timber fence.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERG EFFICIENCY

EPC rating C (71). 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 A.

TENURE

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

UTILITIES

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, X and Instagram. To arrange a viewing please contact the office.

MINING

The property is located within a former mining area.

BROADBAND SPEEDS

According to Ofcom the following broadband speeds are available.

Standard	21 mbps
Superfast	80 mbps
Ultrafast	Currently not available

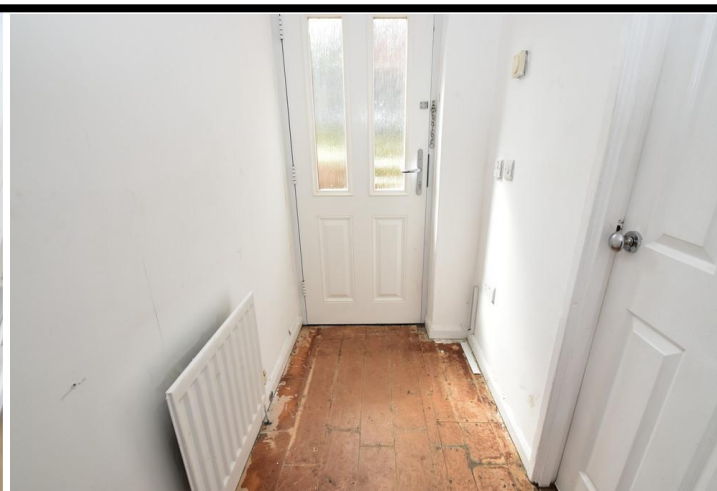
MOBILE PHONE COVERAGE

According to Ofcom

EE (Excellent), Vodafone (Excellent), Three (Excellent), O2 (Excellent)

VIEWINGS

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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.

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

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

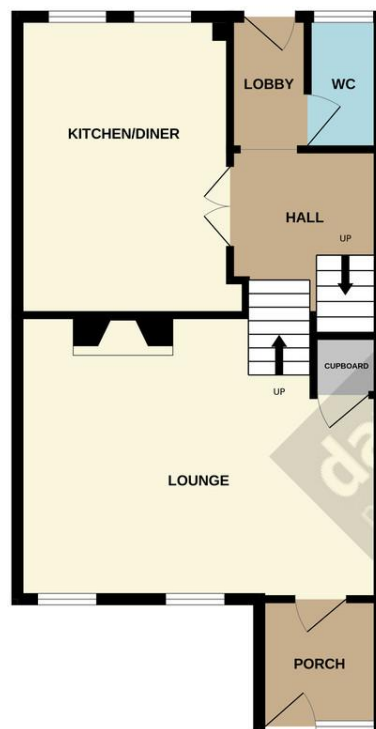
DH9 8AF

www.davidbailes.co.uk

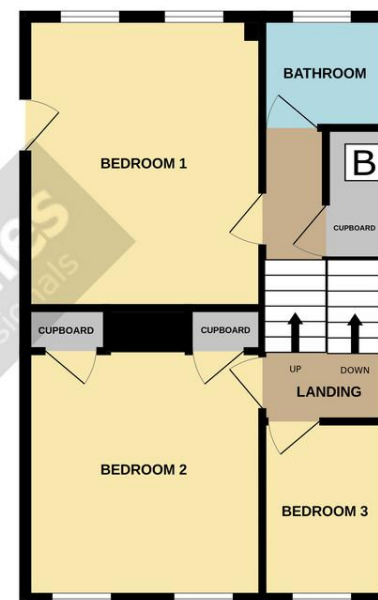
info@davidbailes.co.uk

01207231111

GROUND FLOOR
49.6 sq.m. (534 sq.ft.) approx.



1ST FLOOR
46.2 sq.m. (498 sq.ft.) approx.



TOTAL FLOOR AREA: 95.8 sq.m. (1031 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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