



**david bailes**  
property professionals

**Albion Gardens,**  
Burnopfield, Newcastle Upon Tyne, NE16 6JS

- Extensively refurbished three-bedroom, mid-terraced house.
- Features a brand-new kitchen and bathroom.
- Freshly updated floor coverings throughout the home.
- Comprises a welcoming hallway leading to a spacious lounge.

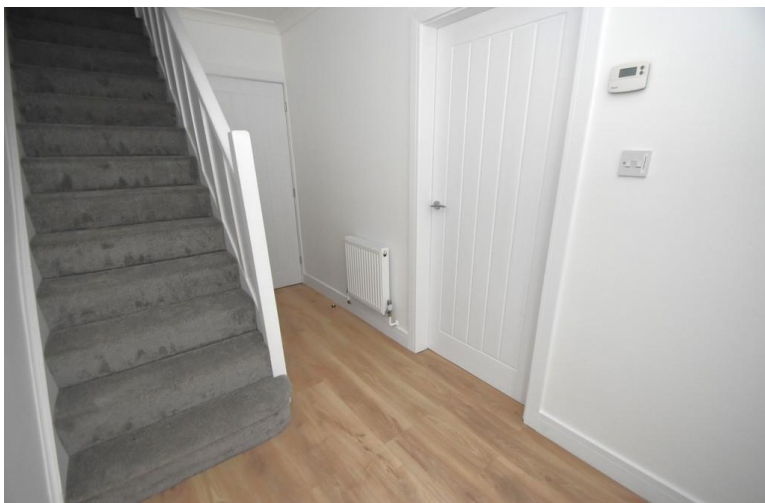
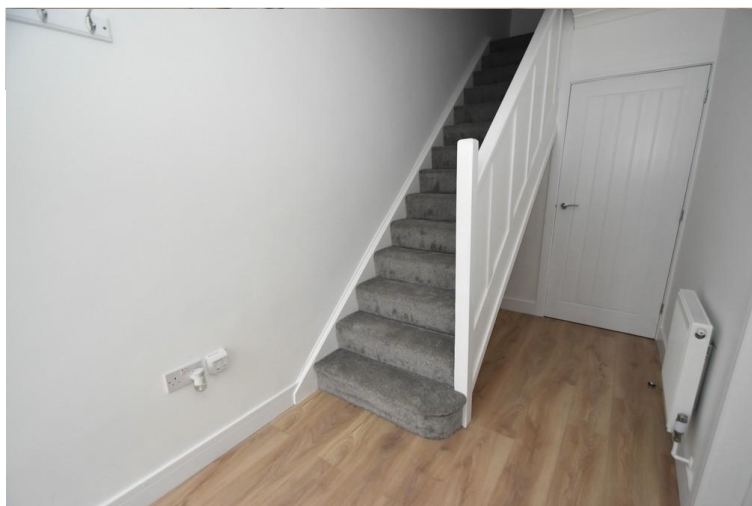
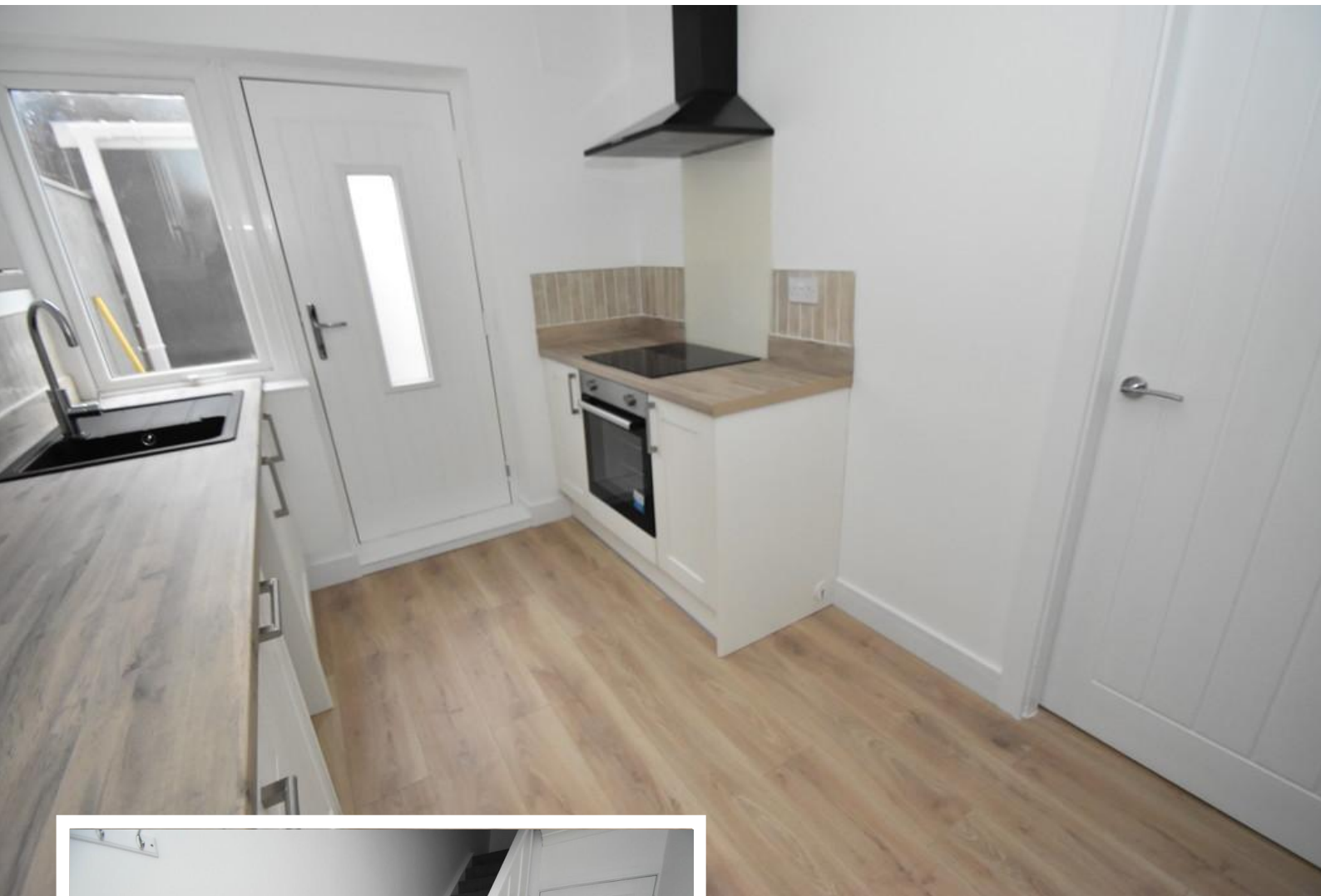
**£850 pcm**

EPC Rating D (57)

Holding Deposit £196

Bond £980





## Property Description

This delightful three-bedroom, mid-terraced home has been extensively refurbished to an exceptional standard, featuring a brand-new kitchen and bathroom, along with fresh floor coverings throughout. Available property comprises a welcoming hallway, a spacious lounge that flows into a dining area, a modern kitchen complete with an integrated oven and dishwasher, and three well-appointed bedrooms-each equipped with storage cupboards. The property also boasts a newly fitted bathroom suite. Additionally, there is a self-contained, low-maintenance garden at the rear with brick-built storage sheds. Benefiting from gas combi central heating and full uPVC double glazing, the property falls within Council Tax band A. EPC rating D (57). Virtual tours available

### HALLWAY

11' 10" x 6' 1" (3.61m x 1.87m) Composite double glazed entrance door, uPVC double glazed side window, laminate flooring, stairs to the first floor with storage area beneath, telephone point, double radiator, coving, hard-wired smoke alarm and doors





leading to the lounge and kitchen.

#### LOUNGE

12' 9" x 12' 6" (3.90m x 3.83m) Laminate flooring, uPVC double glazed window, double radiator, coving, TV cables and a large opening to the dining room.

#### DINING ROOM

9' 11" x 10' 10" (3.04m x 3.32m) Laminate flooring, uPVC double glazed window, double radiator and a door leading to the kitchen.

#### KITCHEN

10' 9" x 7' 9" (3.30m x 2.38m) New range of Shaker style wall and base units with contrasting laminate worktops matching upturns and tiled splash-backs. Integrated fan assisted electric oven/grill, halogen hob with extractor canopy over with glass splash-back. Sink with mixer tap, integrated dishwasher, plumbed for a washing machine, space for a tall fridge/freezer. column radiator, inset LED spotlights, laminate flooring, composite double glazed rear exit door and a uPVC double glazed window.



#### FIRST FLOOR

#### LANDING

Loft access hatch, hard-wired smoke alarm and doors leading to the bedrooms and bathroom.



#### BEDROOM 1 (TO THE FRONT)

12' 10" x 10' 6" (3.92m x 3.22m) Built-in storage cupboards with one housing the gas combi central heating boiler, uPVC double glazed window and a double radiator.

#### BEDROOM 2 (TO THE REAR)

10' 2" x 10' 7" (3.11m x 3.24m) Built-in storage cupboard, uPVC double glazed window and a double radiator.

#### BEDROOM 3 (TO THE FRONT)

9' 8" x 8' 3" (2.97m x 2.53m) Built-in storage cupboard, uPVC double glazed window and a double radiator.



#### BATHROOM

9' 8" x 8' 3" (2.97m x 2.53m) A new white suite featuring a panelled bath with thermostatic shower over, glazed screen, fully tiled walls, wash basin with base storage, WC, chrome towel radiator, two uPVC double glazed windows, inset LED spotlights with one incorporating an extractor fan.



#### EXTERNAL

Open plan lawn to the front with a low-maintenance garden to the rear with detached brick storage sheds.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (57). Please speak to a member of staff for a copy of the full Energy Performance Certificate.



#### 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. We have also created a 360 degree virtual tour which can be viewed on our website. To arrange a viewing please contact the office.

#### CREDIT & REFERENCING

A holding deposit equal to 1 weeks rent is payable upon the start of your application.

Successful Applicants - any holding deposit will be offset against the initial rent or deposit, with the agreement of the payee.



Under the Tenant Fee Act 2019: The Holding Deposit will become non-refundable, should you fail your reference and credit checks, if you provide misleading information or fail to declare a county court judgement (CCJ) or an (IVA) on your application form or the nominated guarantor application form. We allow up to 15 days for all checks to be completed. Should you have any concerns regarding these checks, please notify a member of staff before you make payment.

Tenant(s) minimum yearly income affordability to pass the credit check is calculated at 2.5 times the yearly rent.

(Example: Rent of £850 PCM x 12 = £10,200 x 2.5 = £25,500) This minimum income can be shared on a joint tenancy only.



Working Guarantor minimum yearly income affordability to pass the credit check is calculated at 3 times the yearly rent.

(Example: Rent of £850 PCM x 12 = £10,200 x 3 = £30,600) (Or hold savings or pension(s) equal or more than this amount)

Please note: if you are claiming basic Housing Benefits or basic Universal Credit, or your employment



is on a zero hour's contract or your employment position is temporary, you will require a guarantor in a permanent contract of employment.

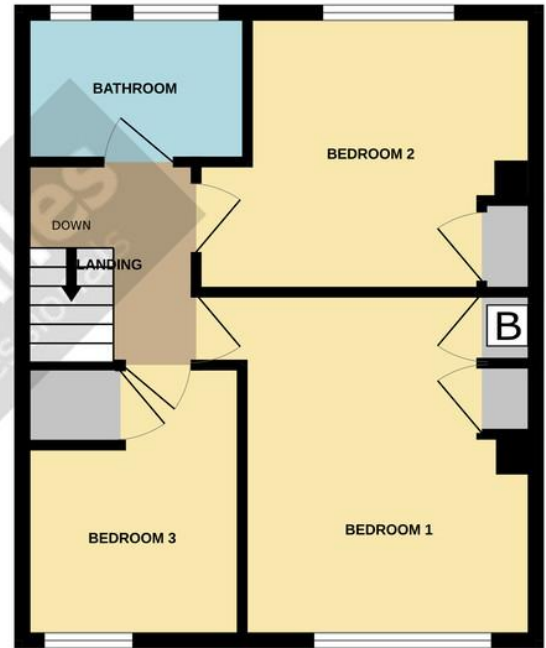




GROUND FLOOR  
38.5 sq.m. (414 sq.ft.) approx.



1ST FLOOR  
39.5 sq.m. (425 sq.ft.) approx.



TOTAL FLOOR AREA: 78.0 sq.m. (839 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		87 B
69-80	C		
55-68	D	57 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 are 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

Anthony House  
Anthony Street  
Stanley  
County Durham  
DH9 8AF

[www.davidbailes.co.uk](http://www.davidbailes.co.uk)  
[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)  
01207231111

Mon – Fri 9am – 5.30pm  
Sat – 9am – 1pm

