



Raglan Place, Burnopfield, Tyne and Wear, NE16 6NN

CHAIN FREE Unique two bedroom stone-built period cottage, located in the popular residential area of Burnopfield. The property comprises of entrance hall, lounge, kitchen/dining room, utility and porch to the ground floor. To the first floor are two double bedrooms and a bathroom W/C. Externally the property benefits from a spacious mature rear garden, with parking available on street. Viewing highly recommended to appreciate the lovely feel of this cottage! EPC Rating C.



CHAIN FREE

Stone Built Cottage

Two Double Bedrooms

Open Plan Kitchen/Diner

Lovely Garden

EPC Rating C

£180,000

Lounge 14' 11" x 13' 1" (4.54m x 3.98m) max

Kitchen/Diner 19' 5" x 15' 0" (5.92m x 4.56m) max

Fitted with a range of wall and base units, integrated range style cooker and dishwasher. Space for dining table. Feature Ingelnook fireplace with gas fire.

Utility room 5' 10" x 4' 4" (1.77m x 1.33m)

Bedroom 1 19' 5" x 16' 6" (5.91m x 5.03m) max

Built in storage.

Bedroom 2 15' 0" x 12' 7" (4.57m x 3.83m)

Bathroom 10' 10" x 6' 7" (3.29m x 2.01m)

Bath with shower over, wash basin, W/C.

Externally

Enclosed garden to rear with patio seating area and planted borders. Parking available on street.

Additional information

Council tax band B. This property is freehold. We understand there is a right of access through the garden of a neighbouring property to access the rear garden if needed. Please note, there is a current valid CP12 (gas safety) and EICR (electrical safety) certificate for this property.

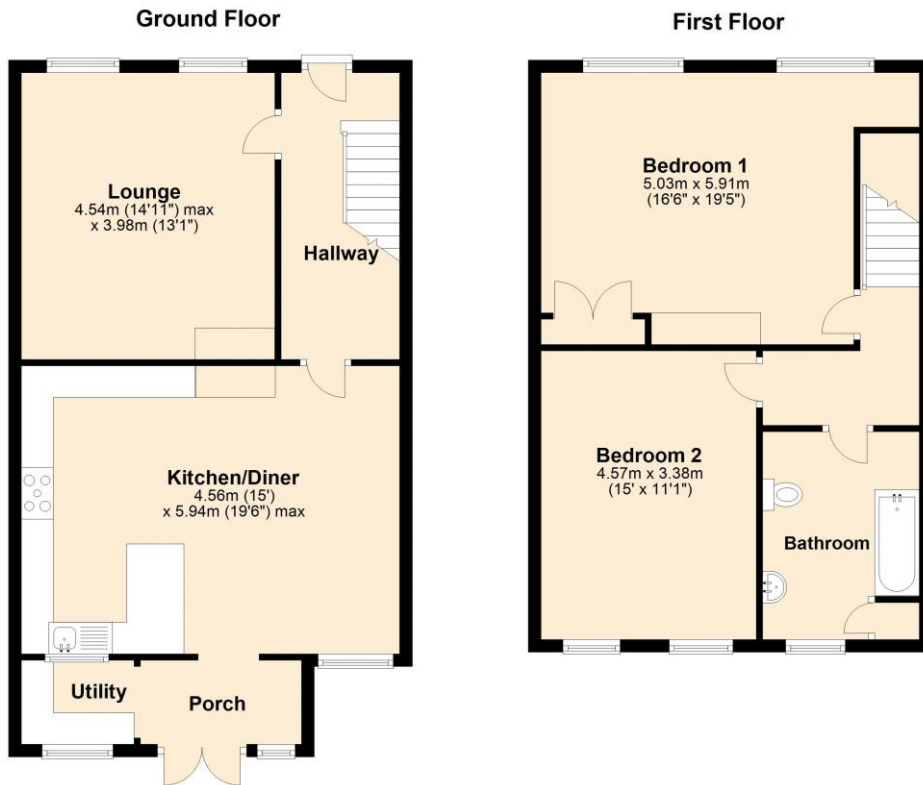
Important note to purchasers

We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.

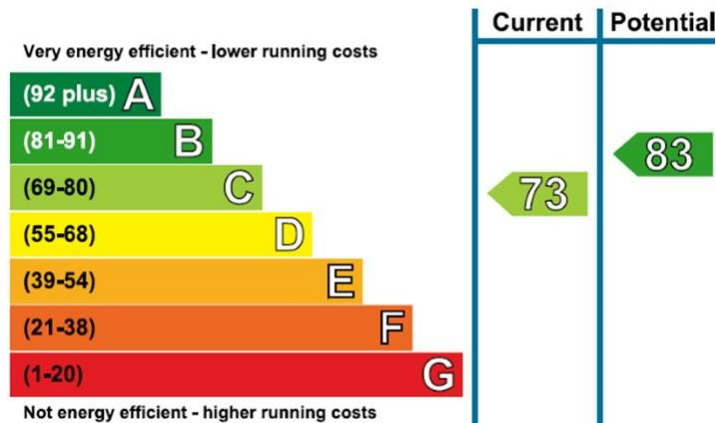




Floorplan



EPC Graph (full EPC available on request)



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