

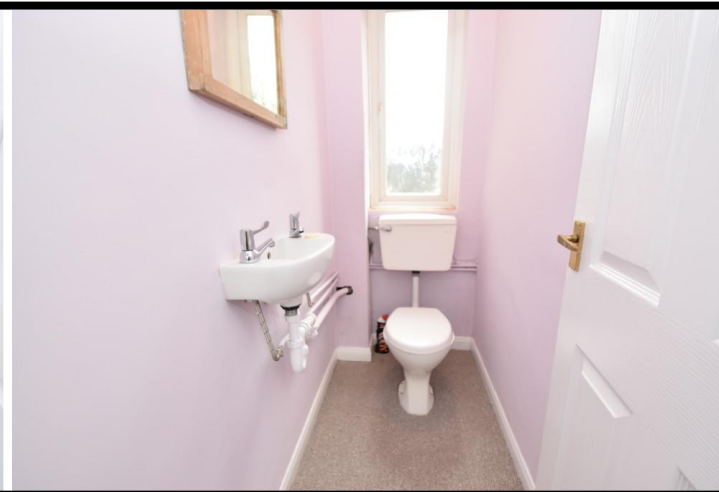


## Garesfield Gardens | Burnopfield | Newcastle Upon Tyne | NE16 6LF

A three bedroom semi-detached house is available with no upper chain and has the benefit of a new rubberised roof installed in 2024 and a new central heating combi boiler installed in July 2025. The accommodation comprises of a hallway, ground floor WC, lounge, kitchen/diner, first floor landing, three bedrooms and a bathroom. Enclosed garden and on-road parking. Located within a popular commuter village this would make a great first home. EPC rating D (65), full uPVC double glazing, freehold, Council Tax band A. 360 degree and walk-through virtual tours available on our website.

**£104,950**

- Three-bedroom semi-detached house offered with no upper chain
- New rubberised roof installed in 2024
- New combi boiler fitted in July 2025
- Accommodation includes hallway, ground floor WC, lounge, and kitchen/diner
- First floor features three bedrooms and a bathroom



## Property Description

### HALLWAY

10' 9" x 5' 5" (3.30m x 1.67m) uPVC double glazed entrance door with matching side window, large walk-in storage cupboard, stairs to the first floor, single radiator and doors leading to the lounge, kitchen/diner and WC.

### LOUNGE

15' 11" x 11' 11" (4.87m x 3.64m) Dual aspect with uPVC double glazed French doors to one side and a matching window to the other. Single radiator and coving.

### KITCHEN/DINER

9' 9" x 11' 10" (2.98m x 3.61m) Fitted with a range of wall and base units with contrasting laminate worktops and tiled splash-backs. Space for an electric cooker, and room for other appliances plus plumbing for a washing machine. Stainless steel sink, two uPVC double glazed windows and a single radiator.

### WC

2' 11" x 6' 7" (0.90m x 2.01m) WC, wash basin with tiled splash-back, uPVC double glazed frosted window.

### FIRST FLOOR

#### LANDING

Large storage cupboard, uPVC double glazed window and doors leading to the bedrooms and bathroom.

#### BEDROOM 1 (TO THE REAR)

10' 0" x 11' 11" (3.07m x 3.65m) uPVC double glazed windows and a single radiator.

#### BEDROOM 2 (TO THE FRONT)

8' 2" x 11' 11" (2.51m x 3.64m) uPVC double glazed window, storage recess and a single radiator.

#### BEDROOM 3 (TO THE REAR)

7' 5" x 8' 9" (2.28m x 2.67m) uPVC double glazed window, storage recess and a single radiator.

### BATHROOM

8' 8" x 6' 0" (2.65m x 1.84m) Panelled bath with tiled splash-backs, pedestal wash basin, WC, uPVC double glazed frosted window and a single radiator.

### EXTERNAL

Enclosed garden with lawn and brick too shed housing the gas combi central heating boiler.

### HEATING

Gas fired central heating via combination boiler (installed in July 2025) and radiators.

### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating D (65). 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

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

#### BROADBAND SPEEDS AVAILABLE

Broadband (estimated speeds) according to Ofcom

|           |               |
|-----------|---------------|
| Standard  | 10 mbps       |
| Superfast | 80 mbps       |
| Ultrafast | Not Available |

#### MOBILE PHONE COVERAGE

According to Ofcom based on customers' experience in the DH9 area, below shows the chance of being able to stream video, make a video call, or quickly download a web page with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within the postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations.

O2 84%, Vodafone 72%, Three 71%, EE 83%

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

#### 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.

#### MORTGAGE ADVICE

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

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

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01207231111

GROUND FLOOR  
42.3 sq.m. (455 sq.ft.) approx.



1ST FLOOR  
41.9 sq.m. (451 sq.ft.) approx.



TOTAL FLOOR AREA : 84.2 sq.m. (906 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             |         | 78 C      |
| 55-68 | D             | 65 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

