



25 Raglan Place | Burnopfield | Newcastle Upon Tyne | NE16 6NN

A deceptively spacious and extended two-bedroom stone-built semi-detached in the popular village of Burnopfield. Offering a lovely cosy home and featuring lounge with feature fireplace, dining room, off-street parking and gardens to the rear and side. 2 spacious bedrooms, bathroom with bath and shower cubicle.

£165,000

- Stone-built and extended end-terrace
- Lovely Cosy Home
- Kitchen With Cooking Appliances
- Spacious Lounge With Feature Fireplace
- Dining Room



Property Description

A deceptively spacious and extended two-bedroom stone-built semi-detached house, full of charm and character, and ideal for first-time buyers, small families, or downsizers.

The property offers a welcoming and cosy feel, while benefiting from modern upgrades including a new gas combi boiler and warmed with full uPVC double glazing.

The accommodation briefly comprises: lounge with feature ceiling beams and stone fireplace, fitted kitchen, dining room, two generously sized bedrooms, and a family bathroom with free standing bath and shower cubicle. Externally the property boasts off-street parking along with enclosed gardens to the rear and side, providing private outdoor space perfect for relaxing or entertaining.

Located within the highly sought-after village of Burnopfield, the property enjoys excellent access to local amenities, schools, and transport links, making it a convenient base for

commuting to Newcastle, Gateshead, or Durham.

LOUNGE

22' 2" Max x 15' 1" Max (6.77m x 4.61m) uPVC double glazed entrance door from the front street leads into a good-sized lounge. Feature stone fireplace with electric fire, radiator, uPVC double glazed window, open-plan staircase to the first floor.

DINING ROOM/OFFICE AREA

11' 10" Max x 16' 9" Max (3.63m x 5.11m) Ideal as a second reception room or home office. Radiator and uPVC double glazed window.

KITCHEN

15' 11" x 7' 5" (4.87m x 2.27m) Fitted with a range of wall and base units, complimentary work surfaces and tiled splash-backs, integrated oven and electric cooking hob, extractor canopy, integrated under-bench fridge and freezer require replacing, plumbed-in concealed washing machine, under-

bench space for a concealed dryer, concealed gas combi boiler installed in 2024, built in walk-in storage cupboard with shelving and tiled flooring, inset ceiling spot lighting, tiled flooring, two uPVC double glazed windows and a matching door to the rear gardens.

FIRST FLOOR

A long landing leading to the bedrooms and bathroom.

BEDROOM 1

18' 4" Max x 11' 6" Max (5.60m x 3.52m) A spacious main bedroom with two built-in storage cupboards, uPVC double glazed window, radiator.

BEDROOM 2

16' 2" Max x 7' 7" Max (4.95m x 2.33m) A double sized bedroom with fitted wardrobe space, two uPVC double glazed windows, radiator.

BATHROOM

15' 10" Max x 6' 10" Max (4.85m x 2.10m) A lovely bright room with part feature stone wall with a free standing roll top bath with shower fitment, glazed shower cubicle with tiled splash-backs and thermostatic shower over, WC, pedestal wash basin, half tiled walls, tiled flooring, two uPVC double glazed windows, inset ceiling spot lighting.

EXTERNAL

To the front - public footpath with on street parking available. To the rear - garden area with shrubs leading to the side and enclosed by fencing. To the side - a garden area laid with part paving, gravel and artificial grass and enclosed by fencing. Two wooden double gates open to a concrete parking area.

ENERGY EFFICIENCY

EPC rating D (67). 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.

CENTRAL HEATING

Gas fired central heating via combination boiler and radiators. The boiler was installed in February 2024 with a 5 year warranty.

GLAZING

Full uPVC double glazing installed.

TENURE

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

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.

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.





AGNETS NOTES

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.

MOBILE COVERAGE

According to Ofcom based on customers' experience in the NE16 area, below shows the chance of being able to stream video, make a video call, or quickly download a webpage 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 Vodafone Three EE



Tenure

Freehold

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

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www.davidbailes.co.uk

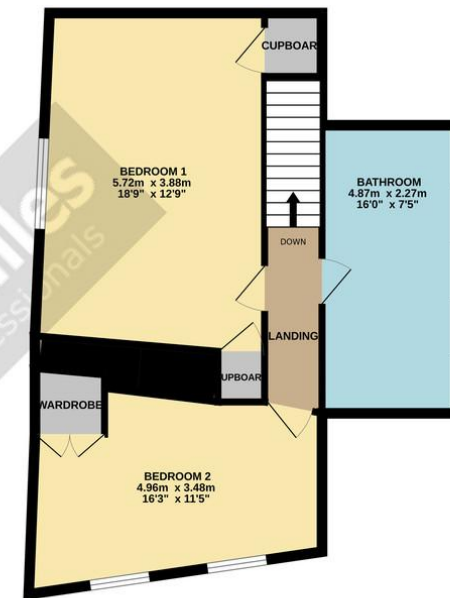
info@davidbailes.co.uk

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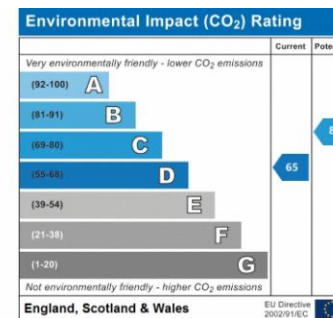
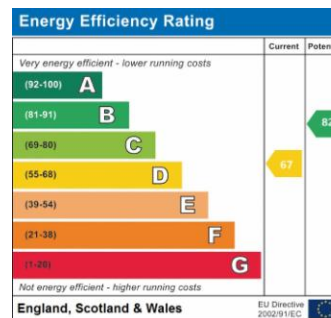
GROUND FLOOR
55.0 sq.m. (593 sq.ft.) approx.



1ST FLOOR
54.6 sq.m. (587 sq.ft.) approx.



TOTAL FLOOR AREA: 109.6 sq.m. (1180 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



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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