





- **Detached Home**
- **Garage**
- **No Upper Chain**
- **Semi Rural Location**
- **Council Tax Band \*C\***
- **Three Bedrooms**
- **Open Plan Living**
- **Rear Garden**
- **Freehold**
- **Call For More Information**





\*\* Video Tour on our YouTube Channel | <https://youtu.be/DAo6vPbM66E>

Jan Forster Estates are delighted to offer to the market this well presented, three bedroom detached property, located within a desirable part of Burnopfield. The property is offered for sale with the benefit of no onward chain and will appeal to a variety of buyers.

With its unbeatable location within the Derwent Valley, you'll find picturesque countryside within close proximity. There are plenty of road links connecting you to the North East and beyond, with the A1(M) just six miles away. Burnopfield is also well-served by public transport links, with regular buses to Newcastle, the Metrocentre, Gateshead, Stanley and Consett.

Internally the property briefly comprises to the ground floor; entrance hallway, WC, bright and airy open plan lounge, dining room with door to the conservatory and a kitchen with fitted wall and floor units, breakfast bar, integrated oven and hob and access to the rear. To the first floor there are three bedrooms; two with fitted wardrobes and there is a modern three piece family bathroom WC with shower over the bath and under sink storage. The property further benefits from gas central heating and double glazing.

Externally there is an easy to maintain garden to the front along with a driveway leading to the garage. There is also a charming garden to the rear with a patio, lawn and decked area.

For more information and to book a viewing please call our Gateshead branch on 0191 487 0800.

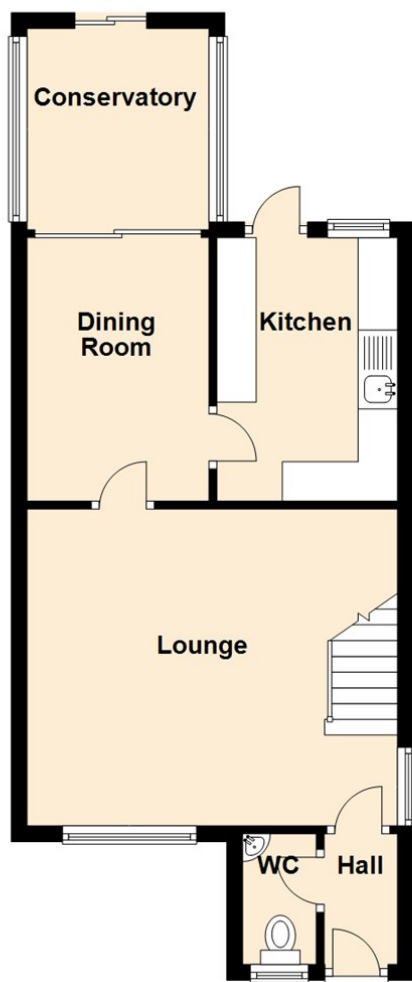
#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

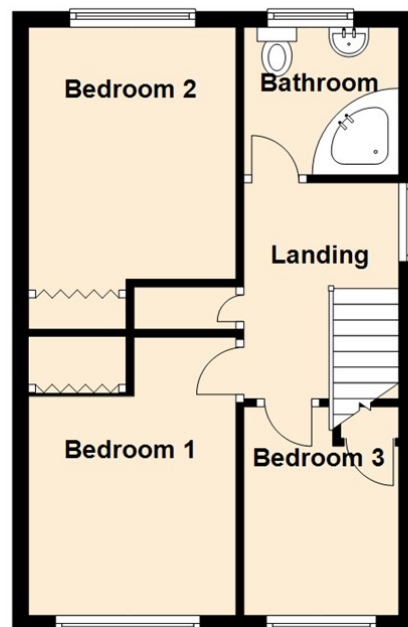
Council Tax band \*C\*.



### Ground Floor



### First Floor



Lounge 15'5" x 13'1" (4.71 x 4.01)

Dining Room 10'11" x 7'7" (3.33 x 2.33)


Conservatory 8'2" x 8'7" (2.51 x 2.64)

Kitchen 7'6" x 10'10" (2.30 x 3.32)

Bedroom One 8'9" x 12'7" (2.68 x 3.85)

Bedroom Two 8'9" x 10'11" (2.68 x 3.35)

Bedroom Three 9'5" x 6'4" (2.88 x 1.95)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

## The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680



[www.janforsterestates.com](http://www.janforsterestates.com)

