



Bright Gardens | Callerton | NE5 1BZ

£239,995



3



1



2

Semi Detached Family Home

Three Bedrooms

Cloakroom/W.C

Spacious Kitchen

Ensuite To Main Bedroom

Utility Room

Large Rear Garden

Driveway

ROOK
MATTHEWS
SAYER

This three-bedroom semi-detached house is offered for sale in Callerton, Newcastle upon Tyne. The property features an immaculate finish throughout, with a separate reception room and a kitchen enjoying plenty of natural light. Accommodation includes two double bedrooms, the master room being complemented with an ensuite and one single bedroom.

Externally, the property provides private parking and a garden.

Situated in the Callerton area of Newcastle upon Tyne, this home is ideally positioned for families and first-time buyers. The neighborhood provides ready access to a range of local amenities, including shops, supermarkets, and cafés. Callerton is also home to several well-regarded schools, making it a suitable choice for families.

Public transport links are strong in this location. Callerton Parkway Metro station is within easy reach, offering direct journeys to Newcastle city centre in under 20 minutes, as well as onward connections to Sunderland and the coast. Bus services also serve the area, providing further options for commuting and local travel.

Local leisure options include the nearby Throckley Dene and Walbottle Dene nature reserves, which offer green spaces ideal for walks and outdoor activities. The popular Kingston Park retail area is a short drive away, hosting a wide range of retail and dining options.

This property combines convenience with a modern specification, providing a well-connected base with amenities and transport links on the doorstep. It is now available for sale and ready to view

Lobby
Central heating radiator and stairs to the first floor.

Lounge 14' 4" max x 9' 3" max (4.37m x 2.82m)
Double glazed window to the rear, central heating radiator and a television point.

Breakfast/Kitchen 12' 8" max x 10' 10" max (3.86m x 3.30m)
Fitted with wall and base units, integrated oven and gas hob with extractor hood over, mixer tap with drainer, double glazed window to the rear and double-glazed doors leading to the garden.

W.C
Double glazed window, low-level W.C and pedal wash hand basin.

First Landing
Central heating radiator and double-glazed window to the front.

Bedroom Two 12' 8" including storage x 9' 0" max (3.86m x 2.74m)
Double Glazed window to the rear and a central heating radiator.

Bathroom
Low-level W.C, paneled bath, hand wash basin, extractor and recess lighting.

Bedroom Three 8' 4" x 6' 2" (2.54m x 1.88m)
Double glazed window to the front and a central heating radiator.

Second Landing
Double glazed window.

Bedroom One 11' 0" plus large recess and window recess x 9' 7" plus fitted wardrobes (3.35m x 2.92m)

Ensuite
Double glazed sky light, shower cubicle, low-level W.C, handwash basin and central heating radiator.

Externally:
Front
Two car driveway and garden.

Rear
Garden and patio.

PRIMARY SERVICES SUPPLY
Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Fiber to premises
Mobile Signal Coverage Blackspot: No
Parking: driveway

MINING
The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

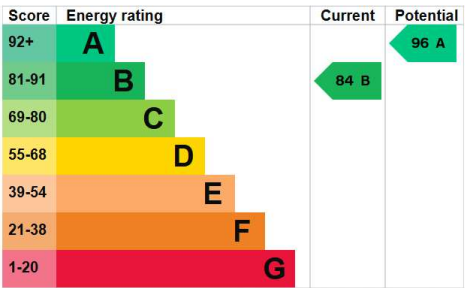
ACCESSIBILITY
This property has accessibility adaptations:
• Level access

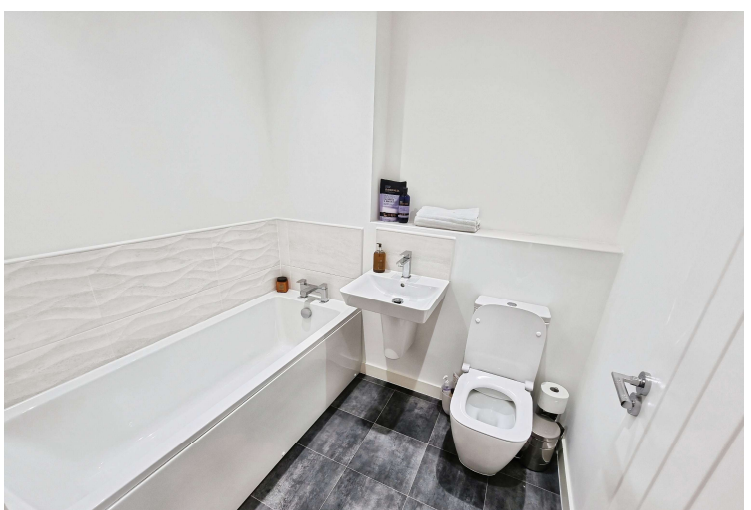
TENURE
Managed Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser. There is an annual management charge of £125 per annum (approx.).

The property is also subject to NHBC Warranty (National House Building) which has 8 years remaining from 2025.

COUNCIL TAX BAND: B
EPC RATING: B

WD8442.BW.AF.11/11/2025.V2.





Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in

Money Laundering Regulations - intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.