



Bright Gardens | Callerton | NE5 1BZ

£229,995



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**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.

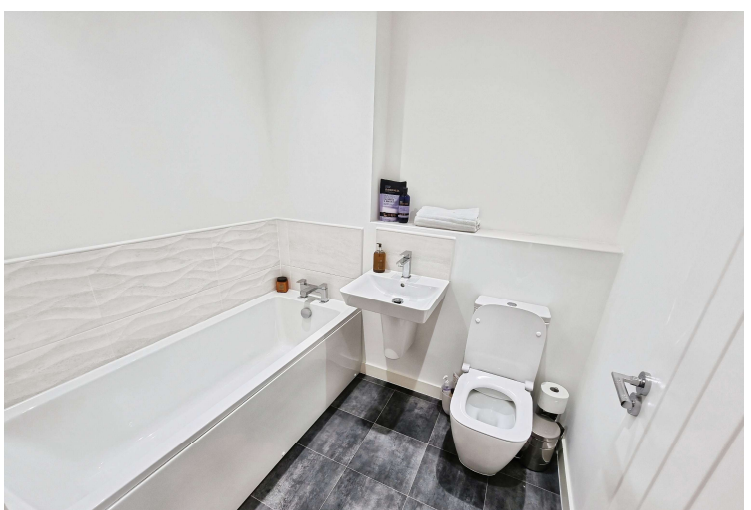
Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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