



9 Cheviot Grange , Burradon NE23 7PN

- Generous Corner Plot ****NO UPPER CHAIN****
 - Viewing Essential
 - Extensive fitted Kitchen
 - Total Refurbishment 2021
 - Garage & Driveway
- Three Bedroom Detached Bungalow
 - Spacious Lounge/Diner
 - BIG REDUCTION
 - Summer House
 - Gardens to three sides

£279,950





£25,000 REDUCTION! A rare opportunity to acquire a detached bungalow available for sale in a quiet residential area of Burradon on Cheviot Grange. The property is Freehold and benefits from gas central heating, UPVC double glazing, situated on a substantial corner plot with gardens to the front, side and rear and a detached garage. This property has been totally refurbished in 2021. Newly plastered neutral walls throughout, new internal doors, bathroom and kitchen. Relandscaped low maintenance garden with summer house, artificial grass and graveled areas and a newly tarmaced triple driveway.

Burradon is located just 6 miles to the north of Newcastle City Centre.

Travelling into Newcastle there are 4 buses per hour to take you there and the travel time is 20 minutes, bus stops are within a minute walk. Driving by car is under 20 minutes.

Within a mile radius of Burradon there are the usual local amenities including local shops, cafes, supermarkets, hairdressers, barbers, pharmacies, gp surgeries, take aways and leisure facilities.

From the doorstep, you walk straight into the countryside. With miles and miles of footpaths to choose from. Just a short walk and you will be able to see Burradon Tower situated in Burradon Farm. Burradon also has a pond with the whole area basking in wildlife.

Newcastle Racecourse is just over a 5 minute drive, the seaside town of Whitley Bay is a just a short 15 minute drive away.

There is an excellent choice of local primary and secondary schools and Newcastle offers college's and a University.

The area offers excellent road networks the A1 is 2 mile away, A19 only 1 mile and A184 1/4 mile away.

Newcastle Central Station provides regular services to Edinburgh, Manchester and

Newcastle International Airport is under 20 minutes away by car.

ACCOMMODATION

UPVC double glazed entrance door leads to...

KITCHEN

11'11 x 9'5

Storage cupboard housing "Bosch Green Star" Wall mounted combi boiler, Recently re-fitted kitchen (December 2021), Shaker style wall, floor and drawers units with Wooden "Oak" work tops, tiled splash backs, UPVC double glazed window to the front elevation, one and a half bowl stainless steel sink unit with pre rinse mixer tap and ceramic drainer, breakfast bar, electric oven and induction hob, integrated extractor hood, integrated fridge freezer with Harvest fresh technology, range of floor to ceiling units housing automatic washing machine and dryer, energy efficient downlights, laminate flooring, double panelled central heating radiator.

LOUNGE

49'2"9'10" x 32'9"9'10"

T shaped room, French doors to the side elevation, TV point, telephone point, log burner (not included in sale but possible negotiation), smoke alarm, USB sockets.

DINING ROOM

9'8" x 6'2"

Laminate flooring, central heating radiator, UPVC double glazed window to the side elevation.

INNER HALLWAY

Central heating radiator, smoke alarm

BATHROOM

6'9 x 6'11

Re-fitted December 2021, laminate flooring, UPVC frosted double glazed window, "Porcelin" slipper bath, part tiled walls, built in storage unit, wash hand basin set in vanity unit, low level WC, tiled shower cubicle with mains shower, extractor fan and light, frosted glass door, central heating radiator.

BEDROOM ONE

10'3 x 15'2

Large double bedroom, UPVC double glazed window to the rear elevation, central heating radiator, range of fitted bedroom furniture with storage overhead, TV point.

BEDROOM TWO

10'3 x 11'7

Double bedroom, two UPVC double glazed windows to the front and side elevation, TV point, central heating radiator.

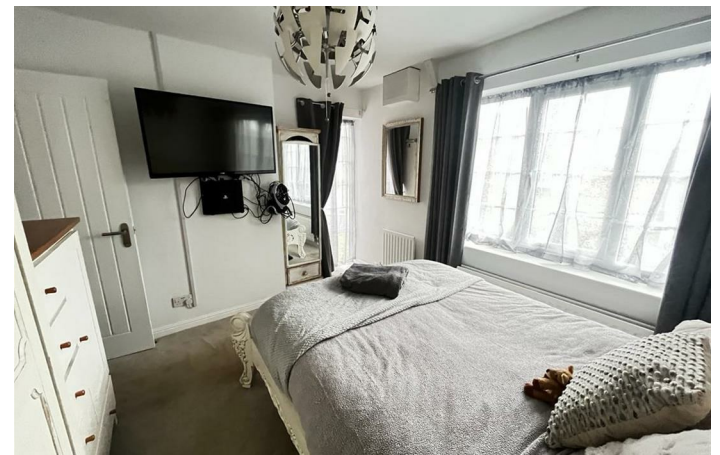
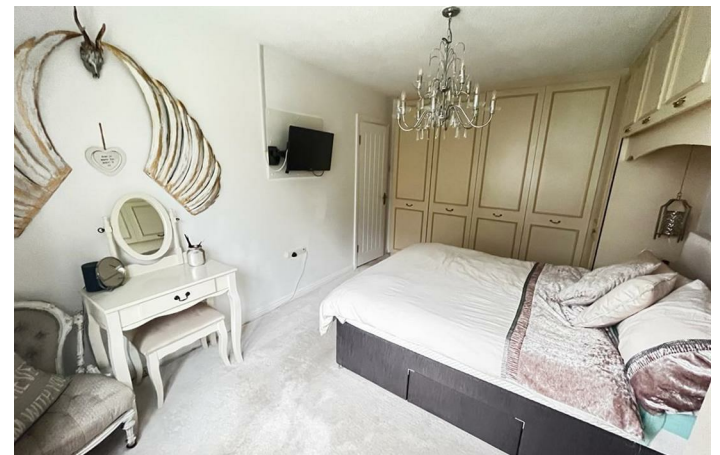
BEDROOM THREE

9'3 x 11'2

Double Bedrooms, UPVC double glazed window to the rear elevation, central heating radiator, loft access

LOFT

Partially boarded with power, newly fully insulated



EXTERNALLY

To the front is a lawned garden with borders, rockery, shrubs, newly tarmaced triple length driveway leading to single garage.

To the rear is a private garden, artificial lawn, raised pond, outside tap and sink, side access gate and rear access gate to Waggon Ways. Gravelled area, lean to shed.

To the side is a pergola with sun canopy, pond and patio.

There is CCTV around the property and cavity wall insulation.

SUMMER HOUSE

18'10 x 9'1

Fully insulated UPVC double glazed window to the side elevation, French doors lead to garden, TV point, laminate flooring, electric points, carpeted tv area.

GARAGE

Light, power, up and over door, loft storage., 240v 3 point power charger for electric car charging, units fitted to rear walls.

DISCLAIMER: ML Estates Ltd endeavour to maintain accurate descriptions of properties in Virtual Tours, Brochures, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

The mention of any appliances and/or services within these does not imply that they are in full and efficient working order We recommend purchasers arrange for a qualified person to check all appliances/services before

legal commitment..

The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.

OFFICE HOURS:

Monday - Friday 9:00am - 5:00pm

Saturday 9:00am - 2:00pm

We are contactable after hours on our social media pages and via email sd@mlestates.co.uk

VIEWING: Viewing is strictly by appointment through: - ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT

A PROPERTY TO SELL?

IF YOU ARE THINKING OF MOVING TO A NEW HOUSE IN THE AREA OR ARE CURRENTLY ON THE MARKET WITH ANOTHER AGENT AND ARE NOT RECEIVING THE RESULTS YOU WISH, WE WOULD BE HAPPY TO CARRY OUT A FREE VALUATION AND ADVISE ON MARKETING WITHOUT OBLIGATION. PLEASE GIVE US A CALL ON 0191 237 6060.





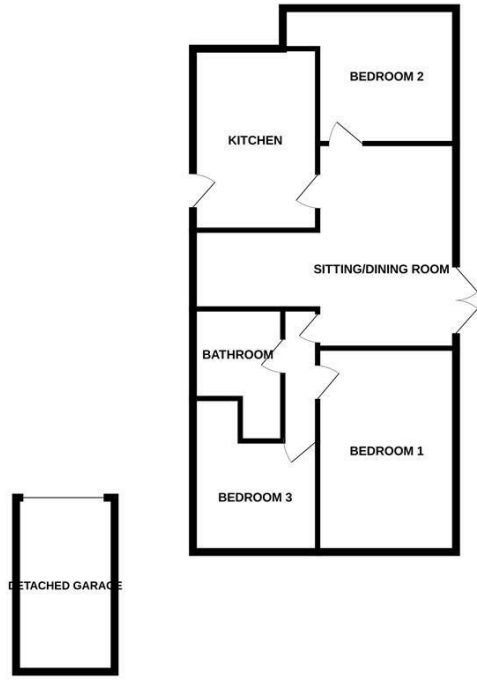
Local Authority North Tyneside Council
Council Tax Band C
EPC Rating D
Tenure Freehold

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| | | EU Directive 2002/91/EC | |



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any 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.
 Made with floorplan 2022

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