

Austerberry™

the best move you'll make

Estate Agents

Letting and Management Specialists



Wayside Baldwins Gate, Newcastle, ST5 5DA

£210,000

- Watch Our Online Video Tour!
- A Traditional Semi-Detached House
- Large South Facing Garden
- Two Parking Spaces
- Much More Than Meets The Eye!
- Character And Comfort!
- Big Garage
- Double And Single Bedrooms

A CHARMING HOUSE AT THE HEART OF THE VILLAGE!

There's much more to this house than meets the eye including a large South facing garden, huge garage and two off road parking spaces!

When you step inside the house you'll also be surprised at just how big it feels... with a comfortable lounge at the front of the property and an open plan living area at the rear consisting of a dining area with a log burner stove and a fully fitted kitchen with a range of integrated appliances.

Upstairs you'll find a large double bedroom, a single bedroom and a very well equipped bathroom complete with bath and a separate walk in shower. Heating is from a gas fired combi boiler, there is UPVC double glazing and the property is just a few minutes walk away from the village school, shops and popular gastro pub! What more could you want!

See our online virtual tour and for more information call or e-mail us.



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PORCH

UPVC double glazed front door and windows.

ENTRANCE HALL

Aluminium double glazed door. Grey laminate flooring. Stairs leading to the first floor.

LOUNGE

14'0" into bay x 12'5" (4.27 into bay x 3.78)

Fitted carpet. UPVC double glazed bay window with fitted venetian blinds. Radiator. White fireplace surround with marble hearth and inserts and living flame gas fire.

OPEN PLAN LIVING AREA

0'0" x 0'0" (0.00 x 0.00)

Comprising...

DINING ROOM

12'6" x 11'3" (3.81 x 3.43)

Grey laminate flooring. Contemporary style radiator. UPVC double glazed windows to the side and rear with colonial style blinds. Log burner stove. Breakfast bar. Work surfaces and base unit. Space for table and chairs. Large walk in under stairs store. Open archway to the...

KITCHEN

9'11" x 8'1" (3.02 x 2.46)

Excellent range of wall cupboards and base units with a high gloss white finish together with integrated gas hob, stainless steel hood, under oven, fridge and freezer. Grey laminate flooring. UPVC double glazed window to the side of the room with fitted venetian blinds. UPVC double glazed rear door with fitted roller blind. Plumbing for washing machine. UPVC double glazed external door. Part tiled walls. Radiator. Spotlights.

FIRST FLOOR

LANDING

Fitted stair and landing carpets. Access to the loft.

BEDROOM ONE

12'5" x 11'7" (3.78 x 3.53)

Fitted carpet. Double radiator. UPVC double glazed window with colonial style blinds. Built in wardrobes/store which contains the Main gas fired combi boiler for central heating and hot water.

BEDROOM TWO

8'8" x 7'5" (2.64 x 2.26)

Fitted carpet. Radiator. UPVC double glazed window.

BATHROOM/WC

11'5" x 4'8" (3.48 x 1.42)

Grey laminate flooring. Radiator. Beautifully tiled walls. White suite consisting of a panelled bath, pedestal wash basin, low level wc and separate walk in shower. UPVC double glazed window with fitted venetian blinds.

OUTSIDE

There is a neat front garden and a shared gravelled driveway together with parking space for two cars. The house has the benefit of a huge double length garage over 30 feet long whilst to the rear is a South facing garden which is much bigger than you expect, it is mainly lawned together with feature borders and there is an attractive professionally laid patio area with plenty of space for a barbecue and table and chairs.





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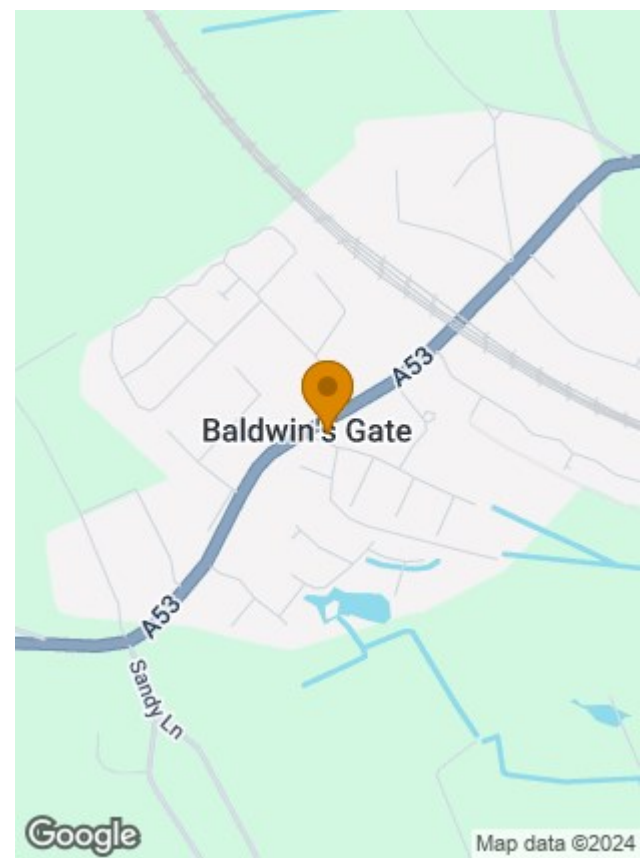
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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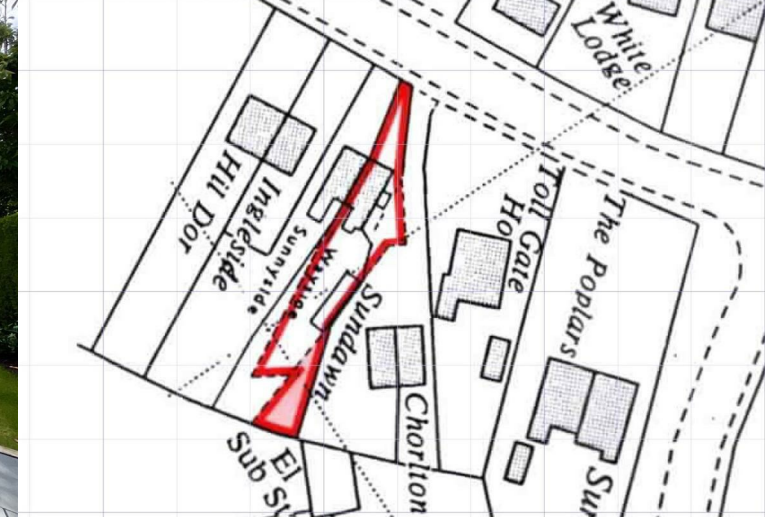
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MATERIAL INFORMATION

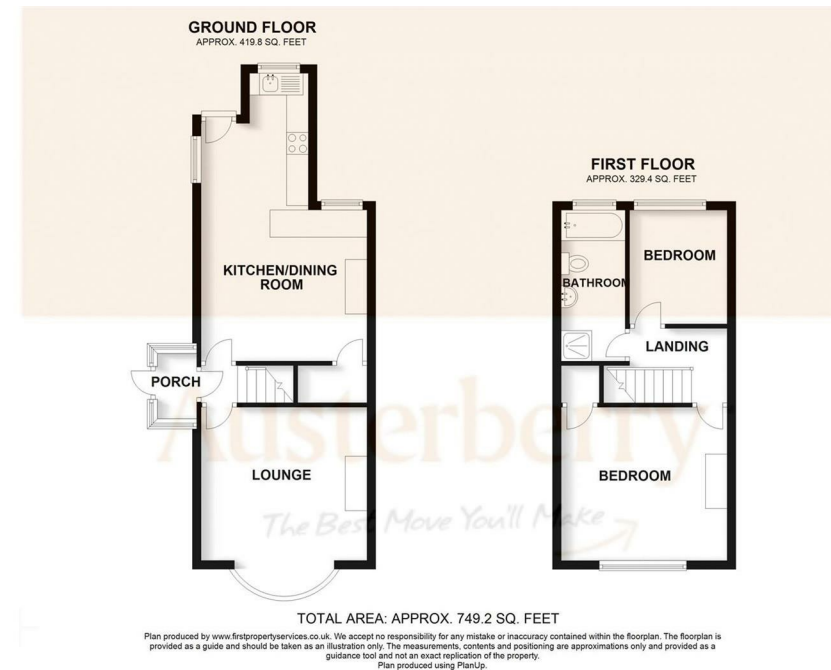
Tenure - Freehold Council

Tax Band - C



PLEASE NOTE

- * These sales particulars have been prepared as a general guide and are not to be relied upon as part of the contract for sale.
- * Room sizes should not be relied upon for carpets and furnishings.
- Floor plans (where provided) are intended as a guide to layout only and are not to scale.
- We have not carried out a detailed survey nor tested the services, appliances and specific fittings.
- Anyone wishing to offer on the property will be asked to provide proof of any cash funding/mortgage finance/deposit and will also need to provide us with two forms of identification in order that we can comply with money laundering requirements.
- We would be happy to make referrals for financial and legal services if required. At no time are you obligated to use any of the services we recommend. We work with a panel of mortgage brokers and we expect to receive a payment of up to £100 (inc VAT) as a referral fee for financial services. We also work with a panel of various solicitors and we expect to receive a payment of up to £150 (inc VAT) as a referral fee for legal services.



To arrange a viewing or for any further information, please contact Austerberry on 01782 594595 or e-mail enquiries@austerberry.co.uk

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