

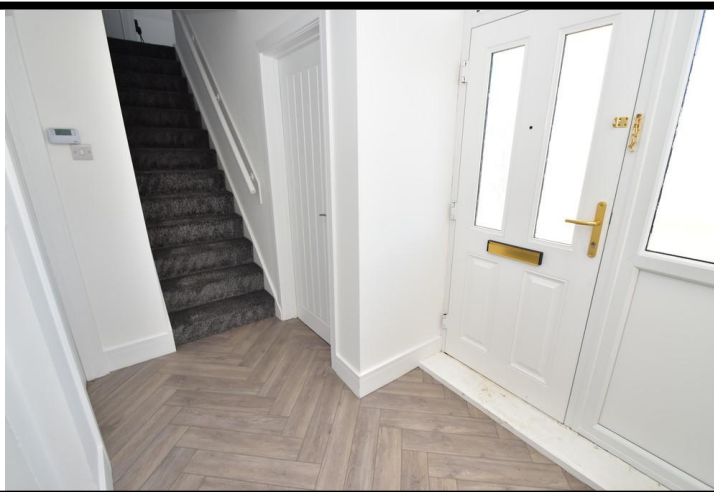


Garesfield Gardens | Burnopfield | Newcastle Upon Tyne | NE16 6LF

Refurbished to a high standard and offered with NO UPPER CHAIN, this impressive three-bedroom semi-detached home is ideal for buyers seeking a modern, ready-to-move-into property. Recent improvements include a new roof, contemporary fitted kitchen and a stylish bathroom, providing peace of mind and minimal ongoing maintenance. The accommodation comprises an entrance hallway, a bright dual-aspect lounge, and a spacious dual-aspect kitchen/diner to the ground floor. To the first floor are three well-proportioned bedrooms and a modern family bathroom. Externally, there is a garden, with further benefits including gas combi central heating and full uPVC double glazing. Freehold tenure, Council Tax Band A, EPC rating C (70). Virtual tour available. Early viewing highly recommended.

£125,000

- Refurbished three-bedroom semi-detached house
- Available with NO UPPER CHAIN
- New roof installed
- New kitchen and bathroom
- Dual-aspect lounge providing excellent natural light



Property Description

PORCH & HALLWAY

5' 7" x 6' 9" (1.71m x 2.08m) Composite double glazed entrance door, uPVC double glazed frosted side window, laminate flooring, double radiator, coving and an opening to the hallway. Stairs to the first floor, hard-wired smoke alarm and doors to the lounge and kitchen/diner.

LOUNGE

16' 11" x 11' 1" (5.18m x 3.38m) Dual aspect with UPVC double glazed windows, laminate flooring and two double radiators.

KITCHEN/DINER

16' 11" x 8' 6" (5.18m x 2.60m) A newly installed kitchen fitted with a good range of wall and base units with soft closing doors and drawers and contrasting laminate worktops, upturns and tiled splash-backs. Integrated fan assisted electric oven/grill, halogen hob, stainless steel splash-back and extractor canopy over. Stainless steel sink with mixer tap,

plumbed for a washing machine and space for a fridge/freezer and dining table. Dual aspect with uPVC double glazed windows, double radiator, laminate flooring, LED spotlights, additional extractor fan, two storage cupboards (one houses the gas combi central heating boiler) and a composite double glazed rear exit door to the rear garden.

FIRST FLOOR

LANDING

5' 4" (maximum) x 9' 11" (maximum) (1.65m x 3.04m) Storage cupboard, uPVC double glazed window, hard-wired smoke alarm and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

8' 5" x 14' 6" (maximum) (2.58m x 4.44m) uPVC double glazed window, over-stair storage cupboard and a single radiator.

BEDROOM 2 (TO THE FRONT)

8' 7" (minimum) x 8' 8" (2.62m x 2.65m) uPVC double glazed

window and a single radiator.

BEDROOM 3 (TO THE REAR)

8' 1" x 7' 3" (2.48m x 2.23m) uPVC double glazed window, storage cupboard and a single radiator.

BATHROOM/WC

7' 8" x 5' 8" (2.36m x 1.75m) A new white suite featuring a panelled bath with glazed screen and shower fitment. Pedestal wash basin, WC, fully tiled walls, laminate flooring, single radiator, inset LED spotlights, wall extractor fan and a uPVC double glazed frosted window.

EXTERNAL

TO THE FRONT

Open plan lawn.

TO THE REAR

A large lawn, brock tool-shed enclosed by brick wall and timber

fencing.

HEATING

Newly installed gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating C (70). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

COUNCIL TAX

The property is in Council Tax band A.

UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

BROADBAND SPEEDS

According to Ofcom the following broadband speeds are available. We would recommend contacting a supplier to get the most accurate and up to date data.

Broadband (estimated speeds)

Standard 10 mbps

Superfast 80 mbps

Ultrafast via services such as Starlink

MOBILE PHONE COVERAGE

According to Ofcom based on customers' experience in the DH9 area, below shows the chance of being able to stream video, make a video call, or quickly download a webpage with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within the

postal district depending on the network you are using.

Performance scores should be considered as a guide since there can be local variations.

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

O2 (80%), Vodafone (76%), EE (71%), Three (69%).

MINING

The property is located within a former mining area.

VIEWINGS

We have created a walk-through virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, X and Instagram. There is also a 360 degree tour available on our website. To arrange a viewing please contact the office.





MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

MORTGAGE ADVICE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we

or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.



Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

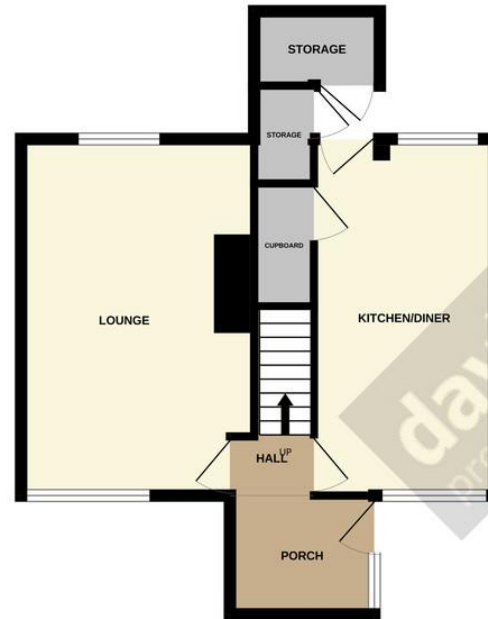
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GROUND FLOOR
40.3 sq.m. (434 sq.ft.) approx.



1ST FLOOR
35.9 sq.m. (386 sq.ft.) approx.



TOTAL FLOOR AREA : 76.2 sq.m. (820 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

