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8 Burnville

Jesmond Vale, Newcastle upon Tyne, NE6 5AY

This property is currently marked as "Sale Agreed," and no additional viewings will be conducted. We welcome inquiries from anyone looking to sell their property and interested in obtaining one of our "Gone" boards. Please feel free to contact us.

• IN A FANTASTIC LOCATION, THIS THREE BEDROOM SEMI DETACHED HOUSE • CHAIN FREE •

• CLOSE TO LOVELY WALKS & HEATON PARK • NEWCASTLE CITY CENTRE JUST OVER 1 MILE AWAY •

• 1.5 MILE TO NEWASTLE QUAYSIDE • EASY REACH FOR JESMOND • SOME UPDATING REQUIRED •

• COUNCIL TAX BAND B • FREEHOLD • ENERGY RATING D •

Price £255,000

3 1 1 D

- Three Bedroom Semi Detached House
- Easy Reach For Newcastle City Centre
- Freehold
- Fantastic Location
- Chain Free
- Council Tax Band B
- Close To Lovely Parkland
- Some Updating Is Required
- Energy Rating D

Entrance

Double glazed entrance door, stairs to the first floor landing, radiator.

Lounge

14'2" + bay x 13'11" (4.32 + bay x 4.25)
Double glazed bay window, fireplace with inset fire, radiator.

Kitchen

16'11"x 9'11" (5.16x 3.03)
Fitted with wall and base unites with work surfaces over and sink unit, integrated oven and hob, double glazed windows, radiator and external door to the side.

Landing

Access to bedrooms and bathroom.

Bedroom 1

14'4" x 9'6" (4.39 x 2.92)
Double glazed window, radiator.

Bedroom 2

11'3" x 10'9" (3.45 x 3.29)
Double glazed window, fitted wardrobes, radiator.

Bedroom 3

10'3" x 7'6" (3.14 x 2.29)
Double glazed window, radiator.

Shower Room

6'9" x 6'3" (2.07 x 1.93)
Comprising; shower cubicle, WC and wash hand basin with fitted furniture surrounding, tiling to walls, double glazes window and radiator.

External

Externally there is a small town garden to the front with a side gate leading to the rear. To the rear there is a steep terraced garden which has a patio area at the bottom and stairs leading to the top level.

Material Information

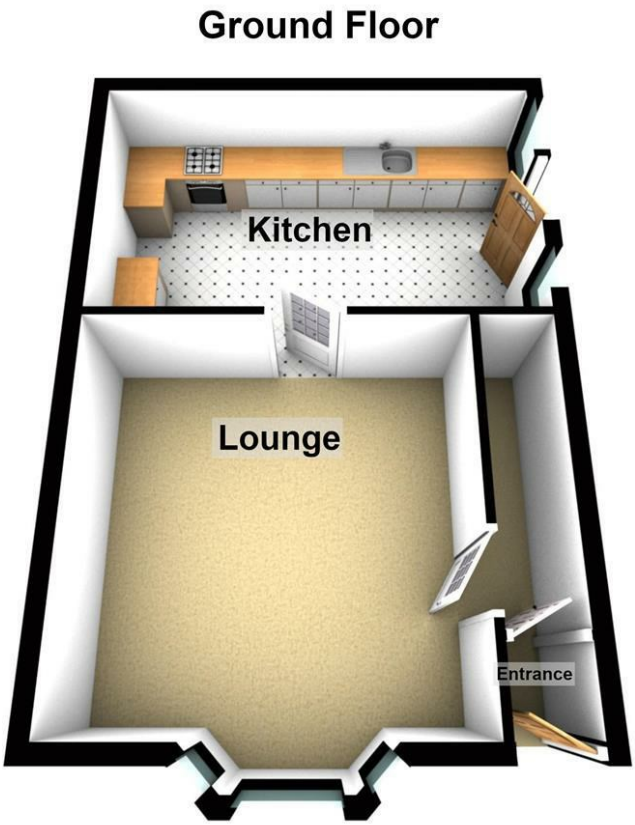
BROADBAND AND MOBILE:
At the time of marketing we believe this information is correct, for further information please visit
https://checker.ofcom.org.uk
EE-Good outdoor
O2-Good outdoor, variable in-home
Three-UK-Good outdoor, variable in-home
Vodafone-Good outdoor

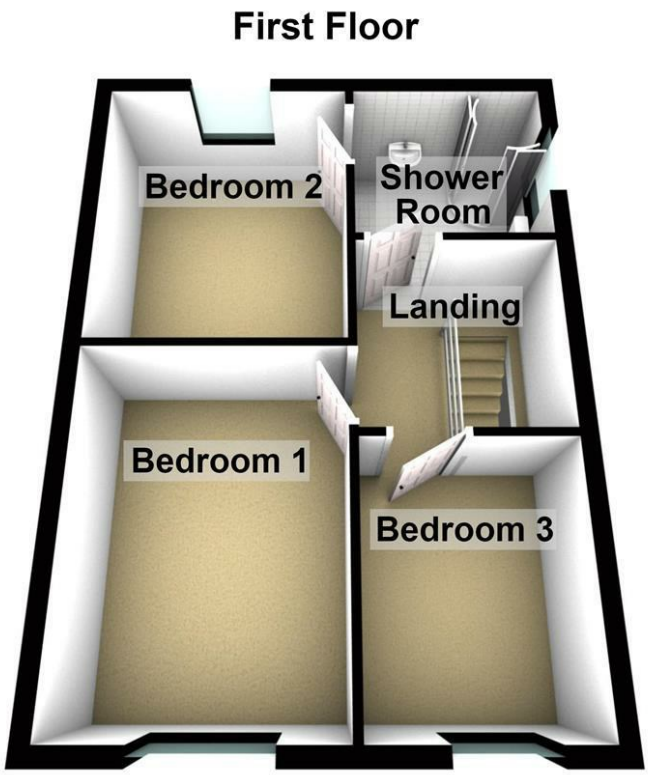
We recommend potential purchasers contact the relevant suppliers before proceeding to purchase the property.

FLOOD RISK:
Yearly chance of flooding:
Surface water: Very low.
Rivers and the sea: Very low.

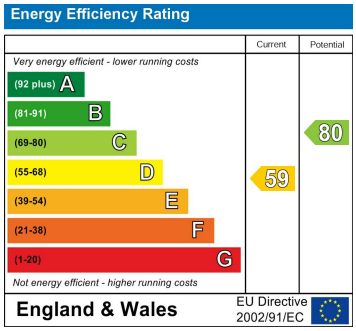
CONSTRUCTION:
Traditional
This information must be confirmed via your surveyor and legal representative.

Floor Plan





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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