



Sheephill | Burnopfield | Newcastle Upon Tyne | NE16 6NB

A charming stone-built end-terraced home, tucked away in a quiet and highly sought-after area of Burnopfield. Offered with no upper chain, this attractive property benefits from a south-facing garden, attached garage and off-street parking, making it ideal for first-time buyers, downsizers or investors. The well-presented accommodation comprises a welcoming garden room, comfortable lounge and a kitchen/diner. To the first floor are two bedrooms and a bathroom. The property further benefits from gas combi central heating and full uPVC double glazing. Unusually, the sale includes a range of furniture and all white goods, offering a ready-to-move-into opportunity. Freehold tenure, Council Tax band A, EPC rating E (49). 360° virtual tour available. Early viewing recommended.

£165,000

- Stone-built 2 bedroom end-terraced home
- South-facing rear garden
- Quiet & popular Burnopfield location
- No upper chain – ready to move into
- Attached garage & off-street parking



Property Description

KITCHEN/DINER

9' 2" x 12' 2" (2.80m x 3.72m) Fitted with a range of Shaker style wall and base units with contrasting laminate butchers block style laminate worktops and matching upturns. Integrated fan assisted electric oven/grill, ceramic halogen hob with glass splash-back and concealed extractor fan over. Stainless steel sink with mixer tap, plumbed in washing machine, free-standing fridge, wall mounted gas combi central heating boiler, space for the dining table, stairs to the first floor with storage cupboard beneath, laminate flooring, uPVC double glazed windows, composite double glazed entrance door, double radiator and a glazed door to the lounge.

LOUNGE

11' 5" x 12' 2" (3.50m x 3.72m) Wood fire surround with cast iron inlay, living flame gas fire on a marble hearth. Glazed door and windows to the garden room, wall light and a double radiator.

GARDEN ROOM

6' 6" x 13' 5" (2.00m x 4.11m) Overlooking the garden with laminate flooring, double radiator and uPVC double glazed windows and exit door.

FIRST FLOOR

LANDING

uPVC double glazed window, loft access hatch and doors to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

9' 10" x 12' 2" (3.00m x 3.72m) uPVC double glazed window and a double radiator.

BEDROOM 2 (TO THE REAR)

5' 10" x 10' 2" (1.80m x 3.12m) uPVC double glazed window, single radiator and a storage cupboard.

BATHROOM

5' 8" x 6' 10" (1.75m x 2.10m) A white suite featuring a panelled bath with thermostatic shower over, glazed screen, fully tiled walls, wash basin with base storage, WC, double radiator, inset LED spotlights and an extractor fan.

EXTERNAL

TO THE FRONT

A South-facing garden with paved patio, lawn, flower beds and a timber shed.

TO THE REAR

Off-street parking, external light, side door to garage.

GARAGE

17' 11" x 7' 6" (5.47m x 2.30m) An attached brick-built timber garage with roller door, power points, lighting, telephone point, glazed windows and a free-standing freezer

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E (49). 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	17 mbps
Super-fast	59 mbps
Ultra-fast	via 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 web-page 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 (79%), Vodafone (78%), Three (75%), EE (71%)

MINING

The property is located within a former mining area.

VIEWINGS

We have created a 360 degree virtual tour which can be viewed on the portals and our website, property portals and our social media accounts such as Facebook, X and Instagram. 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

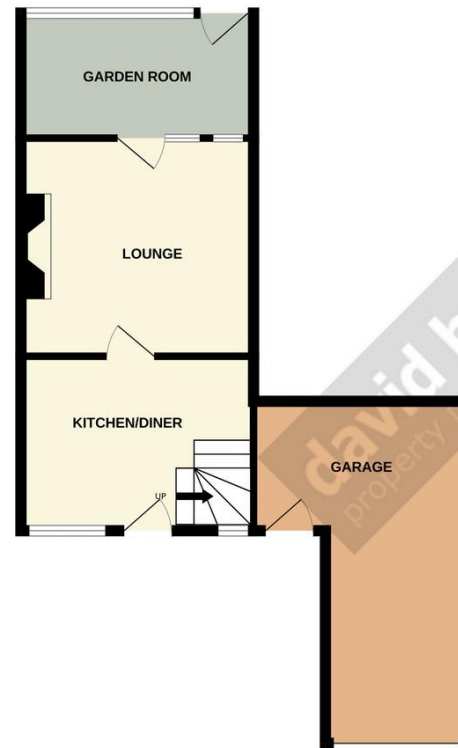
DH9 8AF

www.davidbailes.co.uk

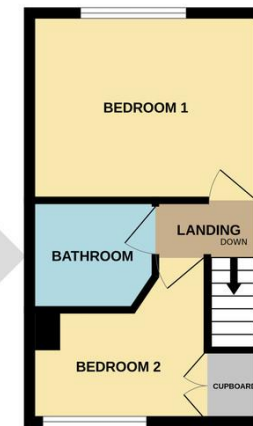
info@davidbailes.co.uk

01207231111

GROUND FLOOR
45.1 sq.m. (485 sq.ft.) approx.



1ST FLOOR
24.1 sq.m. (259 sq.ft.) approx.



TOTAL FLOOR AREA: 69.2 sq.m. (745 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		72 C
55-68	D		
39-54	E	49 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



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