



The Sycamores | The Hobson | Burnopfield | NE16 6PH

A beautifully refurbished two bedroom semi-detached bungalow, finished to an exceptional standard and enjoying open views across a green towards Newcastle. This stylish home offers a turnkey opportunity, featuring a stunning refitted kitchen with integrated appliances and a contemporary shower room. The well-proportioned layout comprises an entrance lobby, spacious lounge/diner with multi-fuel stove, modern kitchen, inner hallway, two double bedrooms and a shower room/WC. Externally, the property boasts a generous rear garden, attached garage and ample off-street parking for multiple vehicles. Further benefits include gas combi central heating and full uPVC double glazing. Freehold, Council Tax band B, EPC rating D (68). 360° and walk-through virtual tours available.

£210,000

- Fully refurbished to a high standard throughout
- Two double bedroom semi-detached bungalow
- Stunning kitchen with integrated appliances
- Modern shower room/WC
- Spacious lounge/diner with multi-fuel stove



Property Description

HALLWAY

3' 2" x 5' 6" (0.97m x 1.68m) Composite double glazed entrance door, uPVC double glazed side window, storage cupboard housing the gas combi central heating boiler, Oak flooring, double column radiator, coving and a door to the lounge/diner.

LOUNGE/DINER

18' 5" (maximum) x 13' 1" (5.63m x 4/19m) Feature fireplace with multi-fuel stove on an Italian slate hearth with floating mantle. Oak flooring, uPVC double glazed half bow window, triple column radiator, wall lights, coving, sliding bam-style door to kitchen and door to the inner hallway.

KITCHEN

10' 10" x 7' 0" (3.32m x 2.15m) A newly installed Shaker style kitchen fitted with a range of wall and base units with soft closing doors and drawers, concealed lighting onto contrasting laminate worktops and matching upturns. Integrated fan

assisted electric oven/grill, induction hob with tiled splash-back and extractor over. Integrated fridge and freezer, free-standing dishwasher, raised enamel sink with mixer tap, laminate flooring, inset LED spotlights, triple column radiator, uPVC double glazed window and a composite double glazed side exit door.

INNER HALLWAY

5' 9" x 4' 11" (1.77m x 1.50m) Oak flooring, loft access hatch and doors to the bedrooms and shower room/WC.

SHOWER ROOM/WC

6' 5" x 7' 0" (1.96m x 2.15m) Walk-in shower cubide with thermostatic shower and glazed screen. Vanity wash basin with base storage cupboard and mirror over, WC, fully tiled walls and floor, PVC panelled ceiling, chrome towel radiator and a uPVC double glazed frosted window.

BEDROOM 1 (TO THE REAR)

12' 8" x 11' 0" (3.88m x 3.37m) Overlooking the rear garden

with uPVC double glazed window and a double radiator.

BEDROOM 2 (TO THE REAR)

9' 7" x 10' 3" (2.94m x 3.14m) uPVC double glazed door and matching side window opens to the rear garden, single radiator.

EXTERNAL

GARAGE

15' 10" x 8' 5" (4.84m x 2.57m) An attached single garage with up and over door, power points, lighting, plumbed for a washing machine, vented for a tumble dryer, single glazed frosted rear window and a door to the rear garden.

TO THE FRONT

A large block-paved driveway providing off-street parking for around four vehicles. Cold-water supply tap and feature lighting. Side gate leads to the rear garden.

TO THE REAR

A well-maintained garden with paved patio, lawn, established flower beds and is enclosed by timber fencing.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (68). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

UTILITIES

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

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 B.

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	15 mbps
Super-fast	47 mbps
Ultra-fast	- 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 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%), Vodaphone (78%), Three (75%), EE (71%)

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

B

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
73.9 sq.m. (795 sq.ft.) approx.



TOTAL FLOOR AREA: 73.9 sq.m. (795 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		85 B
69-80	C		
55-68	D	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

