



david bailes
property professionals

Birch Crescent, Burnopfield
£169,950

89 Birch Crescent

Burnopfield, Newcastle Upon Tyne

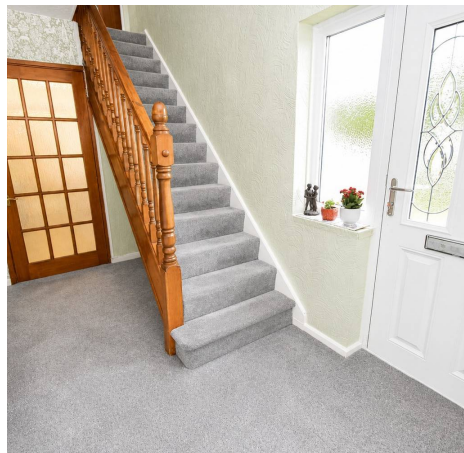
Spacious three-bed semi in Birch Crescent, Burnopfield. Gardens, lounge, dining room, kitchen, utility, gas central heating, double glazing. Close to amenities. Freehold. EPC C. Virtual tour available. Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three-bedroom semi-detached house
- Popular Birch Crescent location in Burnopfield
- Spacious lounge
- Separate dining room
- Kitchen with adjoining utility room
- First floor family bathroom
- Gardens to the front and rear
- Gas combi central heating
- Freehold
- EPC Rating C (69) & Council Tax Band A



HALLWAY

6' 0" x 13' 3" (1.84m x 4.05m)

Composite double glazed entrance door, uPVC double glazed side window, stairs to the first floor, single radiator, telephone point and glazed doors to the dining room, lounge and kitchen.

DINING ROOM

12' 10" x 10' 0" (3.90m x 3.04m)

uPVC double glazed window, single radiator and coving.

LOUNGE

11' 11" x 14' 2" (3.64m x 4.33m)

Feature marble fire surround and hearth with inset electric fire, uPVC double glazed French doors with matching side windows open to the rear garden, double radiator, TV aerial points and coving.

KITCHEN

6' 10" x 10' 10" (2.09m x 3.31m)

Fitted with a range of wall and base units with contrasting laminate worktops, breakfast bar and tiled splash-backs. Integrated fan assisted electric oven/grill, halogen hob with concealed extractor over. Stainless steel sink with vegetable drainer and mixer tap, wall mounted Ideal Logic gas combi central heating boiler, two uPVC double glazed windows, double radiator, laminate floor tiles and a glazed door to the utility room.

UTILITY ROOM

8' 2" x 5' 8" (2.50m x 1.73m)

Plumbed for a washing machine, space for other white good appliances, laminate clad walls, uPVC double glazed window, matching side exit door and a single radiator.

FIRST FLOOR

LANDING

5' 11" x 9' 2" (1.81m x 2.80m)

uPVC double glazed window, storage cupboard, loft access hatch with pull-down fixed ladder (the loft is fully boarded with lighting providing a useful storage space). Doors lead to the bedrooms and bathroom.

BEDROOM 1 (TO THE REAR)



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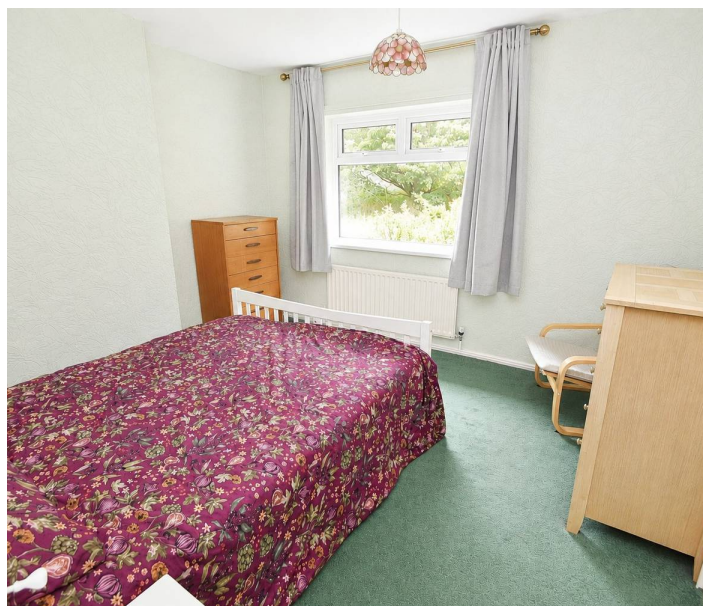
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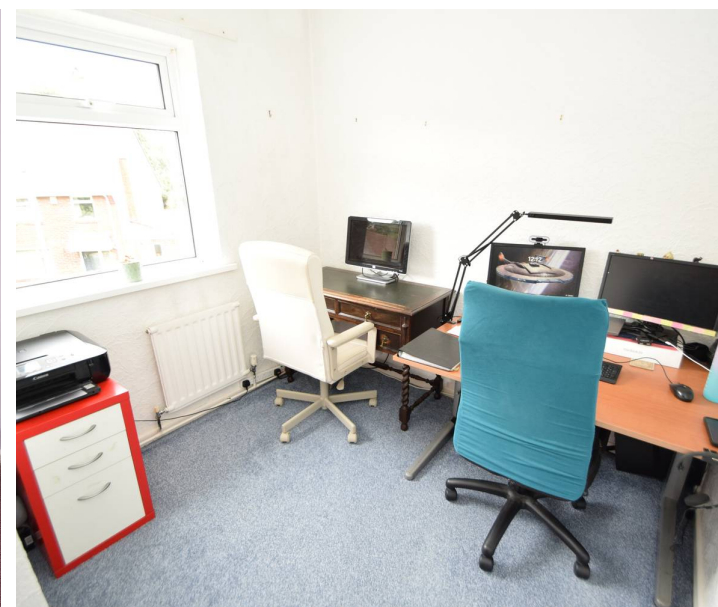
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FRONT GARDEN

Elevated garden stocked with flowers and shrubs, a shared driveway and gate gives access to the rear garden.

REAR GARDEN

A south facing garden with block paved patio, lawn garden, vegetable plot, flower beds and borders. Enclosed by timber fence .

ON STREET

1 Parking Space

Parking for several vehicles on the street to the front or the property.



GROUND FLOOR
45.3 sq.m. (487 sq.ft.) approx.



1ST FLOOR
41.6 sq.m. (447 sq.ft.) approx.



TOTAL FLOOR AREA : 86.8 sq.m. (935 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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