



Cawthorne Terrace | Hobson | Newcastle Upon Tyne | NE16 6EJ

Offered for sale with NO UPPER CHAIN, this two-bedroom terraced home in the popular Hobson area of Burnopfield is ideal for first-time buyers or investors alike. The property offers a lounge/diner, kitchen, two well-proportioned bedrooms and a family bathroom. Externally, there is a garden to the front along with a self-contained rear yard—perfect for low-maintenance outdoor space. Further benefits include gas combi central heating and full uPVC double glazing. Freehold tenure, Council Tax Band A, EPC rating D (61). 360° and walk-through virtual tours available, allowing you to explore the property from the comfort of your own home. Early viewing is highly recommended.

£89,950

- NO UPPER CHAIN – ready for a quick purchase
- Ideal first-time buy or investment opportunity
- Popular Hobson area of Burnopfield
- Lounge/diner
- Two well-proportioned bedrooms



Property Description

HALL

Entrance door with glazed window over, hard-wired smoke alarm, stairs to the first floor and a door to the lounge/diner.

LOUNGE/DINER

16' 2" x 16' 3" (4.95m x 4.96m) Laminate flooring, under-stair storage cupboard, uPVC double glazed window, TV cables, double radiator, coving and a door to the kitchen.

KITCHEN

5' 9" x 16' 3" (1.76m x 4.96m) Fitted with a range of wall and base units with laminate worktops and tiled splash-backs. Laminate flooring, space for a cooker, stainless steel sink with mixer tap, plumbed for a washing machine, space for a free-standing fridge/freezer, wall mounted gas combi central heating boiler, uPVC double glazed windows, matching rear exit door and a single radiator.

FIRST FLOOR

LANDING

Loft access hatch, hard-wired smoke alarm and doors to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

12' 9" x 16' 3" (3.90m x 4.96m) uPVC double glazed window and a single radiator.

BEDROOM 2 (TO THE REAR)

10' 3" x 9' 6" (3.13m x 2.92m) uPVC double glazed window and a single radiator.

BATHROOM

7' 1" x 6' 2" (2.16m x 1.90m) A white suite featuring a panelled bath with shower fitment and tiled splash-backs, pedestal wash basin, WC, uPVC double glazed window and a single radiator.

EXTERNAL

TO THE FRONT

Garden enclosed by a timber fence.

TO THE REAR

Self-contained yard.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (61). 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 8 mbps

Super-fast 51 mbps

Ultra-fast via Starlink

MOBILE PHONE COVERAGE

Mobile phone coverage in the Burnopfield (NE16 6EJ) area is generally good, with all four major UK networks -EE, O2, Three and Vodafone-providing reliable outdoor 4G coverage, and some availability of 5G services locally. Indoor signal strength can vary depending on the property and network, but overall coverage is considered good for calls, texts and data use. As with all locations, performance may be affected by building materials and surroundings, and buyers are advised to check with their chosen provider for the most accurate results.

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

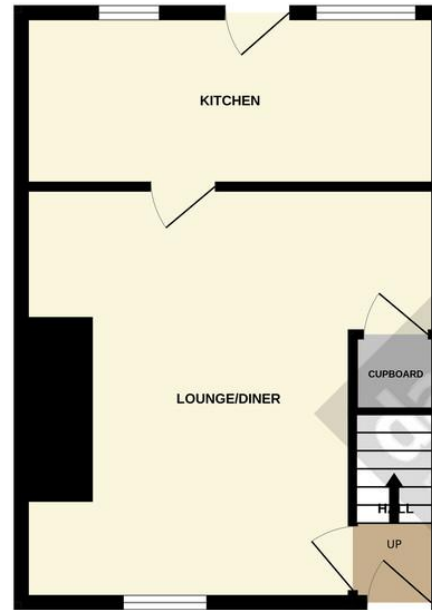
DH9 8AF

www.davidbailes.co.uk

info@davidbailes.co.uk

01207231111

GROUND FLOOR
33.1 sq.m. (357 sq.ft.) approx.



1ST FLOOR
34.2 sq.m. (368 sq.ft.) approx.



TOTAL FLOOR AREA : 67.3 sq.m. (725 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.
Made with Metropix 62026

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 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

