



## High Friarside | Burnopfield | Newcastle Upon Tyne | NE16 6AN

A wonderfully unique detached three bedroom property on a good-sized plot with scope to extend to create a lovely family home.

Available with no upper chain the accommodation comprises a porch, hallway, lounge, dining room, kitchen, rear lobby, first floor landing, three bedrooms and bathroom. Attached single garage, detached workshop, well maintained gardens and two driveways for off street parking. Gas combi central heating, uPVC double glazing and an EPC rating of E (41). Virtual tour available on our YouTube channel.

**Offers Over £275,000**

- Detached house on large plot
- 3 bedrooms
- Gardens, workshop and garage
- 2 driveways
- Stunning countryside views



## Property Description

### ENTRANCE LOBBY

2' 5" x 6' 11" (0.76m x 2.11m) Twin uPVC double glazed entrance doors with matching side windows, tiled floor, glazed door to hallway with matching side window.

### HALLWAY

Stairs to the first floor with storage cupboard beneath, dado rail, single radiator, period wall panelling and doors leading to the lounge, dining room and kitchen.

### LOUNGE

11' 10" x 15' 5" (3.63m x 4.70m) Stone fire surround with inset living flame gas fire and polished stone inlay and hearth, circular corner bay window plus two additional uPVC double glazed windows with views towards the garden and valley beyond. Double radiator and satellite TV cables.

### DINING ROOM

11' 10" x 11' 11" (3.63m x 3.64m) Electric fire on a polished stone hearth, uPVC double glazed windows overlooking the garden, picture rail, telephone point and a double radiator.

### KITCHEN

8' 2" (maximum) x 12' 1" (maximum) (2.51m x 3.69m) Fitted with a range of wall and base units with laminate worktops and tiled splash-backs. Integrated fan assisted oven/grill, four ring electric hob with concealed extractor fan over. Sink with mixer tap, plumbed for a washing machine, concealed wall mounted gas combi central heating boiler, two uPVC double glazed windows, space for a free standing fridge/freezer, double radiator and a door leading to the rear lobby.

### REAR LOBBY

2' 11" x 3' 9" (0.89m x 1.16m) Door leads to the attached garage and a uPVC double glazed rear exit door to the garden.

### ATTACHED GARAGE

15' 5" x 8' 8" (4.70m x 2.65m) A single brick-built attached garage with up and over door, coal storage, power points, lighting and rear exit door to the rear lobby.

### FIRST FLOOR

#### LANDING

uPVC double glazed window, storage cupboard, dado rail and doors leading to the bathroom, bedroom one and the inner landing.

#### BATHROOM

5' 6" x 6' 11" (1.68m x 2.12m) Panelled bath, pedestal wash basin, WC, part tiled walls, loft access hatch, uPVC double glazed frosted window and a single radiator.

#### BEDROOM 1 (TO THE REAR)

11' 11" x 9' 4" (3.64m x 2.87m) Large eaves storage cupboard, uPVC double glazed window, picture rail and a single radiator.

## INNER LANDING

Picture rail and doors leading to bedrooms two and three.

## BEDROOM 2 (TO THE FRONT)

11' 11" x 8' 8" (3.64m x 2.66m) Large eaves storage cupboard, uPVC double glazed window with lovely views over the valley, picture rail and a single radiator.

## BEDROOM 3 (TO THE FRONT)

7' 6" x 10' 2" (2.30m x 3.12m) uPVC double glazed window also with views towards the valley, picture rail and a single radiator.

## EXTERNAL

The property sits on a 535 sq.m plot with well maintained gardens to three sides with two separate driveways, one to the front with block paving and one accessed from the rear corner. The gardens have lawns and well stocked borders with shrubs, flowers and mature conifers. To the rear of the property is a very useful detached brick storage/workshop. Garden

enclosed by hedging and timber fencing.

## BRICK WORKSHOP

9' 0" x 7' 0" (2.76m x 2.15m) A detached brick-built workshop which was formerly a wash house. With uPVC secure door and matching double glazed window providing useful storage or could be utilised for a number of uses including a home office.

## HEATING

Gas fired central heating via combination boiler and radiators.

## GLAZING

uPVC double glazing installed.

## ENERGY EFFICIENCY

EPC rating E (41). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

## VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. If you would like to view the property please ensure that you wear appropriate PPE and adhere to social distancing. We may need to restrict the number of people within the property at one time and limit time of the viewing to 15 minutes. Please do not attend if you have recently shown symptoms of the Covid-19 virus.

## 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.





#### NEED A MORTGAGE?

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

D

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111

GROUND FLOOR  
64.4 sq.m. (694 sq.ft.) approx.



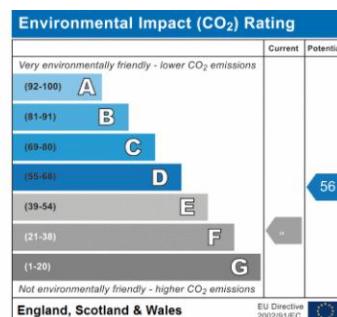
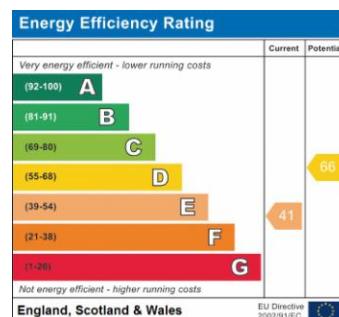
1ST FLOOR  
47.6 sq.m. (512 sq.ft.) approx.



TOTAL FLOOR AREA: 112.0 sq.m. (1206 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 condition or working order can be given.

Made with Metroplan ©2023



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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



OnTheMarket.com

**rightmove**   
find your happy

