



## Lilac Crescent | Burnopfield | Newcastle Upon Tyne | NE16 6QF

We are delighted to bring to the market an attractive two bedroom extended semi-detached house which must be viewed to appreciate the accommodation and outdoor space. Features include contemporary decor, attached garage, off street parking and extended kitchen/diner overlooking the large landscaped rear garden. Gas combi central heating, full uPVC double glazing, EPC rating D (59). Virtual tour available.

**£138,000**

- Extended semi-detached house
- 2 bedrooms
- Large landscaped rear garden
- Attached garage and driveway
- Contemporary decor



## Property Description

### PORCH

2' 10" x 6' 11" (0.88m x 2.12m) Composite double glazed entrance door with uPVC double glazed side window, tiled floor, inset spotlights, panelled walls and doors leading to the garage and hallway.

### HALLWAY

Laminate flooring, stairs to the first floor, double radiator and a door leading to the lounge.

### LOUNGE

12' 1" x 12' 4" (3.70m x 3.78m) Feature inglenook fireplace with floating Oak beam, brick inlay with electric stove on sandstone hearth. uPVC double glazed window, double radiator, coving, under-stair nook with inset spotlight, laminate flooring, fitted bookshelves to alcoves and a built-in desk study area with glazed French doors opening to the kitchen/diner.

### KITCHEN/DINER

16' 4" x 15' 7" (5.00m x 4.77m) (L-shaped) An L-shaped extended room with uPVC double glazed patio doors and side windows overlooking the rear garden. The dining area has space for a table and sofa with laminate flooring single and double radiators. The kitchen is fitted with a good range of wall and base units with contrasting butchers block style wooden worktops and tiled splash-backs. Integrated appliances include a fan assisted oven/grill with warming drawer, microwave, induction five ring hob, extractor canopy, fridge and dishwasher. Belfast sink with extending mixer tap, wine rack and an electric kickplate heater in plinth. uPVC double glazed side windows and inset LED spotlights,

### FIRST FLOOR

### LANDING

uPVC double glazed window with fixed seating and base storage, additional storage cupboard housing the gas combi central heating boiler, single radiator, loft access hatch and

doors leading to the bedrooms and bathroom.

### BEDROOM 1 (TO THE FRONT)

10' 0" x 9' 10" (3.05m x 3.00m) Fitted wardrobes to the alcoves, uPVC double glazed window, single radiator and coving.

### BEDROOM 2 (TO THE REAR)

8' 11" x 9' 10" (2.72m x 3.00m) uPVC double glazed window, single radiator and coving.

### BATHROOM

6' 1" x 6' 0" (1.86m x 1.84m) A white suite featuring a P-shaped bath with curtain and rail. Fully tiled walls with recess shelving over the bath, pedestal wash basin, WC, chrome towel radiator, laminate flooring and a uPVC double glazed window.

## ATTACHED GARAGE

21' 11" (Maximum) x 9' 8" (6.70m x 2.96m) An attached brick-built garage with roller door, power points, lighting, wall and base units with laminate worktop, plumbed for a washing machine and space for other appliances, uPVC double glazed door to the rear garden and an additional internal door to the porch.

## EXTERNAL

### TO THE FRONT

Paved patio driveway providing off street parking.

### TO THE REAR

A large landscaped garden with large patio and barbecue area which extends to one side with cold water supply tap, fence and gate giving access an additional patio which in turn gives access to the garage. Beyond a pergola there are lawns, flower beds, mature shrubs and tress with a path leading to the base of the garden where there is a small pond and raised

gravelled patio. Enclosed by timber fencing.

## HEATING

Gas fired central heating via combination boiler and radiators.

## GLAZING

Full uPVC double glazing installed.

## ENERGY EFFICIENCY

EPC rating D (59). 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 OR OTHER FINANCIAL SERVICES?

We have independent financial advisors who can help provide mortgage advice, life insurance, wills and other financial services. 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

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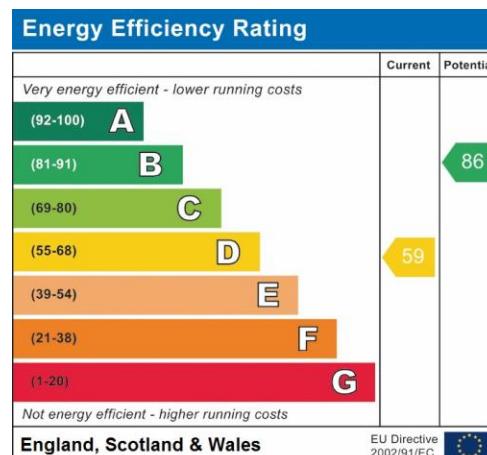
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GROUND FLOOR  
58.5 sq.m. (630 sq.ft.) approx.

1ST FLOOR  
27.4 sq.m. (295 sq.ft.) approx.



TOTAL FLOOR AREA : 85.9 sq.m. (925 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. These details are for guidance 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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