



Pine Avenue | Burnopfield | Newcastle Upon Tyne | NE16 6JA

We offer this two bedroom end-terraced house which has a modern kitchen and bathroom and has recently been redecorated providing an ideal starter home or investment property available with no upper chain. Briefly comprising an entrance porch, hallway, lounge, kitchen and rear porch. To the first floor there is a landing, two bedrooms and a white bathroom suite. Externally there is an enclosed lawn to the front plus a self-contained yard to the rear with brick-built tool shed. Full uPVC double glazing, gas combi central heating and has an EPC rating of D (66), freehold, Council Tax band A. Virtual tour available on our YouTube channel.

Offers Over £82,000

- End-terraced house
- 2 bedrooms
- Contemporary kitchen and bathroom
- No upper chain
- Garden and yard



Property Description

PORCH

uPVC double glazed entrance door and matching windows.

HALLWAY

Single radiator, stairs to the first floor and a door leading to the lounge.

LOUNGE

12' 4" x 17' 1" (into alcoves) (3.77m x 5.21m) Wall mounted modern electric fire with remote control, uPVC double glazed windows, double radiator and a door leading to the kitchen.

KITCHEN

8' 0" x 17' 1" (2.44m x 5.21m) A lovely fitted kitchen featuring a range of wall and base units with complimentary granite effect laminate worktops and splash-backs. Integrated stainless steel electric oven/grill, matching inset gas hob, splashback and illuminated extractor canopy over. Plumbed for automatic washer, stainless steel single drainer sink unit with mixer tap,

uPVC double glazed windows, door to the rear porch, double radiator.

REAR PORCH

uPVC double glazed windows and matching exit door.

FIRST FLOOR

LANDING

uPVC double glazed window, airing cupboard incorporating gas combi central heating boiler, loft access hatch and doors leading to the bedrooms and bathroom.

BEDROOM 1 (TO THE FRONT)

10' 9" x 11' 1" (into alcoves) (3.30m x 3.38m) uPVC double glazed window and a single radiator.

BEDROOM 2 (TO THE REAR)

9' 7" x 11' 1" (into alcove) (2.94m x 3.38m) uPVC double glazed window and a single radiator.

BATHROOM

7' 7" x 5' 9" (2.32m x 1.77m) A modern white suite featuring a panelled bath with thermostatic shower over, glazed screen and PVC panelled splash-backs. Pedestal wash basin, low level WC. Ladder style towel radiator and a uPVC double glazed window.

EXTERNAL

TO THE FRONT

Lawn garden enclosed by timber fence.

TO THE REAR

To the rear is a self-contained yard with brick-built tool shed.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Full uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (66). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COUNCIL TAX

The property is in Council Tax Band A.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

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.

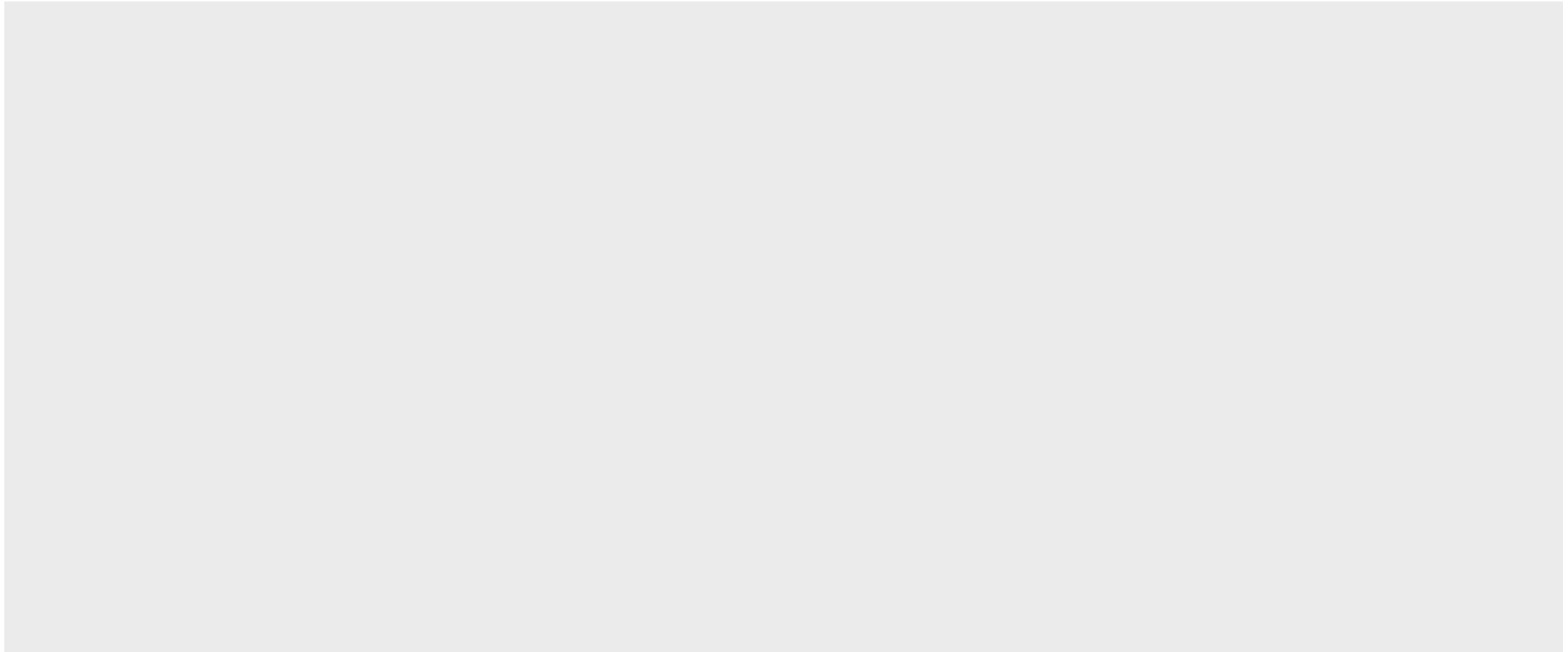
NEED A MORTGAGE?

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

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House

Anthony Street

Stanley

County Durham

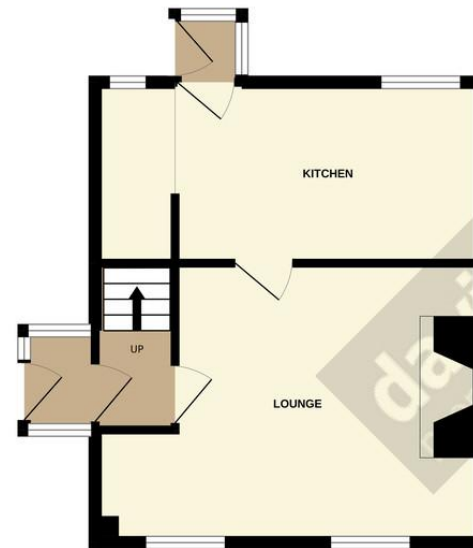
DH9 8AF

www.davidbailes.co.uk

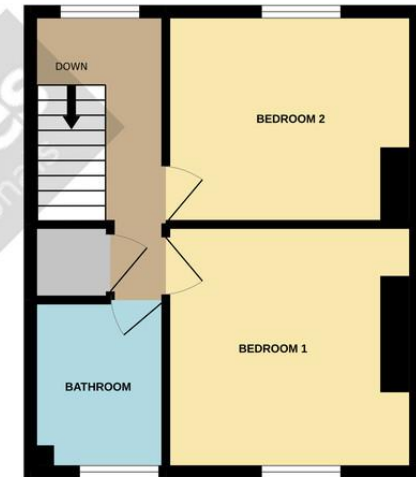
info@davidbailes.co.uk

01207231111

GROUND FLOOR
33.0 sq.m. (355 sq.ft.) approx.



1ST FLOOR
31.2 sq.m. (336 sq.ft.) approx.



TOTAL FLOOR AREA: 64.2 sq.m. (691 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 ©2022

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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



rightmove
find your happy

