



ronbreen
Estate Agents

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14 Hartburn Drive, Chapel Park, Newcastle upon Tyne, NE5 1SY

- Attractive semi-detached 3 bedroom house
- Extended Kitchen/Dining area
- Additional bathroom suite
- UPVC double glazing
- Superb secluded garden
- Combi central heating
- Parking to front
- EPC rating E

£259,500

www.rbreen.co.uk

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To the market we offer this attractive 3 bedroom semi-detached house that benefits from an extended kitchen/dining area that was previously a garage. The property also benefits from an additional ground floor bathroom suite. Early viewing is highly recommended.

The Property comprises of:-

ENTRANCE HALL UPVC door to porch area, double radiator, cupboard, glazed door to hall area, access to extended kitchen/dining area/bathroom suite.

LOUNGE 12.0 x 24.0
Double radiators x2, Large UPVC double glazed windows to front and rear overlooking garden to front and secluded garden to rear, dado rail, stone built fireplace with gas fire.

KITCHEN 24.0 x 8.0
White gloss base and wall units with wood effect laminate worktops, stainless steel sink unit, free standing double gas hob oven, white tiled splashbacks, laminate flooring tile effect, UPVC double glazed window, UPVC double glazed patio doors, plumbed for dishwasher, extractor fan.

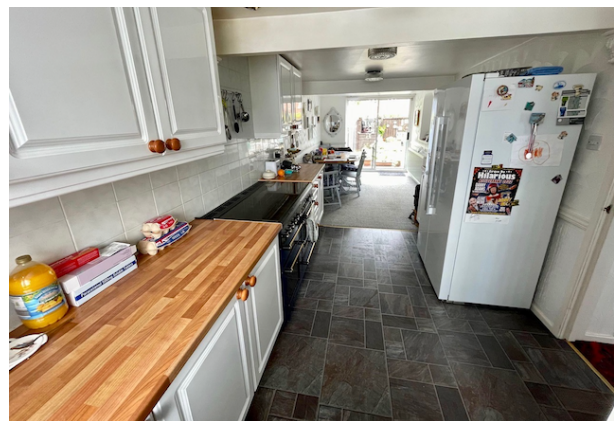
BATHROOM/WC Panelled bath, low level WC, pedestal washbasin, lino flooring, double radiator, UPVC double glazed bay window

BEDROOMS 1) was 11.0 x 10.5
As present altered to a large 1 bedroom but can easily reinstate partition wall.

2) was 10.6 x 8.7
UPVC double glazed windows x2 (front and rear)

3) 8.6 x 6.9
UPVC double glazed window, double radiator.

SHOWER ROOM Wet room with electric shower, shower rail and curtain, tiled to all walls, low level WC, pedestal washbasin, double radiator, UPVC double glazed window.



- HEATING** Combi gas central heating.
- DOUBLE GLAZING** UPVC double glazing.
- EXTERNAL** Secluded garden to rear with garden shed, sun lounge, patio, sitting area, fencing. Lawn to front with drive on parking.
- TENURE** Freehold.
- ADDITIONAL**
- VIEWING** By appointment with Ron Breen Estate Agents.






Energy performance certificate (EPC)

Certificate contents

- Rules on letting this property
- Energy performance rating for this property
- Breakdown of property's energy performance
- Environmental impact of this property
- Improve this property's energy performance
- Estimated energy use and potential savings
- Contacting the assessor and accreditation scheme
- Other certificates for this property

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84 Grantham Road NEWCASTLE UPON TYNE NE2 1QX		Energy rating D
Valid until 6 March 2032	Certificate number 0443-3014-8207-1862-1200	

Property type End-terrace house

Total floor area 124 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](#).

Energy efficiency rating for this property

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