



## Bryans Leap | Burnopfield | Newcastle Upon Tyne | NE16 6BW

This chain-free, two-bedroom semi-detached bungalow is situated in a quiet cul-de-sac within the sought-after village of Burnopfield. It boasts a freehold tenure and includes a lounge, dining room, kitchen, and two bedrooms with fitted wardrobes. The property features an attached garage, front open-plan garden, rear enclosed patio garden, and a driveway for off-street parking. Key amenities include gas combi central heating, uPVC double glazing, an EPC rating of E (51), and it falls within Council Tax band C. A virtual tour is available for prospective buyers.

£160,000

- Chain-free, two-bedroom semi-detached bungalow
- Located in a quiet cul-de-sac in Burnopfield
- Freehold tenure (in the process of being purchased)
- Features lounge, dining room, and kitchen
- Includes attached garage and driveway for off-street parking



## Property Description

### ENTRANCE PORCH

7' 6" x 3' 7" (2.30m x 1.10m) uPVC double glazed entrance door with matching side windows. Door leads to the lounge.

### LOUNGE

13' 10" (maximum) x 14' 9" (maximum) (4.24m x 4.50m) Fire surround with electric fire on hearth, uPVC double glazed window and two double radiators. Door leads to the inner hallway.

### INNER HALLWAY

4' 7" x 8' 11" (1.40m x 2.72m) Storage cupboard, single radiator, loft access hatch, telephone point and doors leading to the bedrooms, bathroom and dining room.

### BEDROOM 2 (TO THE FRONT)

10' 11" (3.33m) Built-in wardrobes, uPVC double glazed window and a double radiator.

### BEDROOM 1 (TO THE REAR)

11' 10" (maximum) x 11' 5" (3.62m x 3.50m) Fitted wardrobes, uPVC double glazed window and a double radiator.

### BATHROOM

6' 10" x 5' 5" (2.10m x 1.66m) Panelled bath with thermostatic shower over, tiled splash-backs, curtain and rail, wash basin with base storage, WC, uPVC double glazed window and a single radiator.

### DINING ROOM

9' 6" x 11' 7" (2.92m x 3.54m) Storage cupboards, uPVC double glazed window, double radiator and a door leading to the kitchen.

### KITCHEN

9' 4" x 6' 3" (2.86m x 1.93m) Fitted with a range of wall and base units with laminate worktops and matching splash-backs. Slot-in electric cooker, stainless steel single drainer sink with mixer tap, plumbed for a washing machine, space for a

fridge/freezer, PVC panelled ceiling, uPVC double glazed rear exit door, matching window, double radiator and a door leading to the attached garage.

### GARAGE

17' 5" x 9' 1" (5.33m x 2.78m) An attached single garage with up and over door, power points, lighting, wall mounted gas combi central heating boiler, uPVC double glazed rear exit door with matching window.

### EXTERNAL

#### TO THE FRONT

Open plan lawn.

#### TO THE REAR

An enclosed patio garden. Beyond is a driveway to the garage providing off-street parking.

#### HEATING

Gas fired central heating via combination boiler and radiators.

#### GLAZING

uPVC double glazing installed.

#### ENERGY EFFICIENCY

EPC rating E (51). 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 C.

#### TENURE

The owner is in the process of purchasing the freehold which will be completed prior to exchange of contracts.

#### 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. To arrange a viewing please contact the office.

#### MAKING AN OFFER

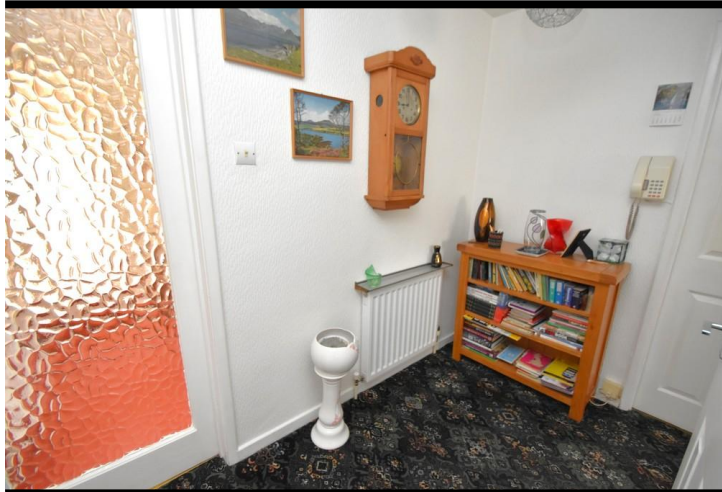
Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification 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

C

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

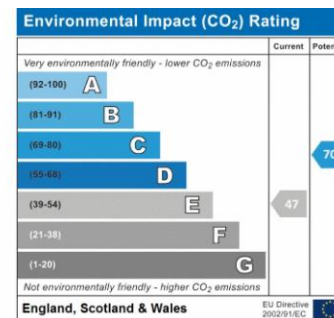
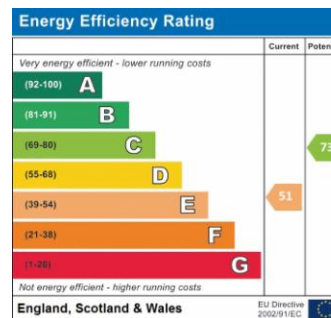
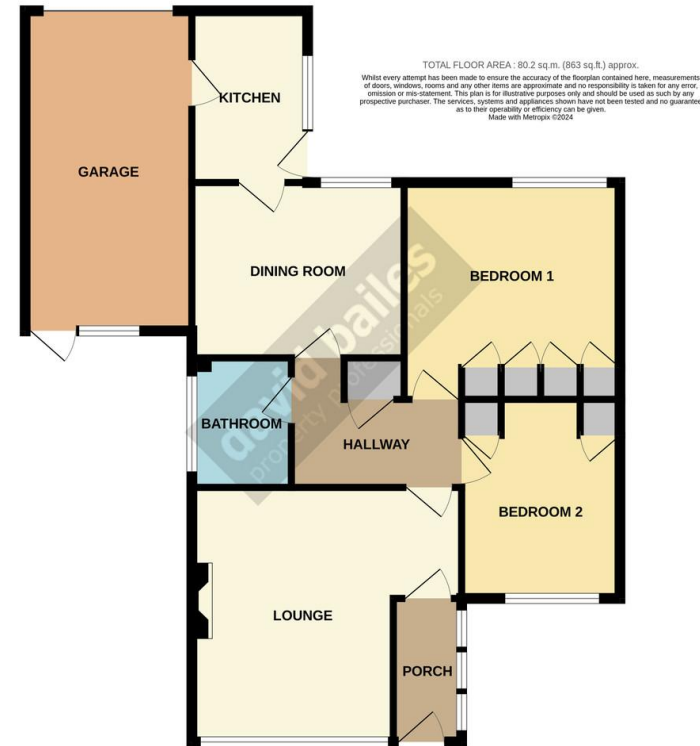
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GROUND FLOOR  
80.2 sq.m. (863 sq.ft.) approx.



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



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