



Front Street | Burnopfield | Newcastle Upon Tyne | NE16 6PY

Positioned in the heart of Burnopfield and offered with no upper chain, this well-presented one-bedroom first-floor apartment is ideal for first-time buyers, downsizers or investors alike. The accommodation includes an entrance hallway, a comfortable lounge, breakfast kitchen, double bedroom and a shower room/WC. Externally, there is shared access at the rear and a dedicated off-street parking space to the front. Further features include gas combi central heating, full uPVC double glazing, EPC rating D (62) and a long lease with approximately 965 years remaining. There are no known service or ground rent charges. Council Tax Band A. 360° and walk-through virtual tours are available for early inspection.

£70,000

- Central Burnopfield location
- No upper chain, off-street parking
- One bedroom first-floor apartment
- Spacious lounge
- Breakfast kitchen



Property Description

Positioned in the heart of Burnopfield and offered with no upper chain, this one-bedroom first-floor apartment is ideal for first-time buyers, downsizers or investors alike.

The accommodation includes an entrance hallway, a comfortable lounge, breakfast kitchen, double bedroom and a shower room/WC. Externally, the property has shared access to the rear and dedicated off-street parking to the front.

Further features include gas combi central heating, full uPVC double glazing, EPC rating D (62) and a long lease with approximately 965 years remaining. Council Tax Band A.

360° and walk-through virtual tours are available for early inspection.

HALLWAY

uPVC double glazed entrance door, single radiator, laminate floor tiles and doors leading to the breakfasting kitchen,

shower room/WC and lounge.

BREAKFASTING KITCHEN

8' 2" x 11' 1" (2.50m x 3.40m) Fitted with a range of wall and base units with contrasting laminate worktops, breakfast bar and tiled splash-backs. Space for a free-standing cooker with gas and electric points, stainless steel sink with vegetable drainer and mixer tap, plumbed for a washing machine, laminate floor tiles, wall mounted gas combi central heating boiler, double radiator and a uPVC double glazed window.

SHOWER ROOM/WC

7' 4" x 9' 3" (2.24m x 2.84m) Electric shower in a glazed cubicle with tiled splash-backs. Pedestal wash basin, WC, airing cupboard, laminate flooring, single radiator, extractor fan and a uPVC double glazed window.

LOUNGE

13' 10" x 13' 11" (4.24m x 4.26m) Feature painted wooden fire surround, tiled inlay and hearth with open flue (potential to

create an open fire or perhaps install a log burning stove), uPVC double glazed window, TV and telephone points, wall lights, two double radiators and a door to the bedroom.

BEDROOM

12' 9" x 11' 1" (3.91m x 3.38m) uPVC double glazed window, single radiator and the loft access hatch.

EXTERNAL

There is shared access to the property via the rear. Dedicated single parking bay to the front.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating D (62). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

We understand the property is leasehold, held on a 999-year lease commencing 1 January 1992, leaving approximately 965 years unexpired. Our client has confirmed that, to the best of their knowledge, there are no service, maintenance or ground rent charges payable. As with all leasehold purchases, buyers are advised to have the position formally confirmed by their solicitor.

COUNCIL TAX

The property is in Council Tax band A.

UTILITIES

The property is connected with a mains gas, water and electricity supply and is connected to the mains drainage.

BROADBAND SPEEDS

According to Ofcom the following broadband speeds are available. We would recommend contacting a supplier to get the most accurate and up to date data.

Broadband (estimated speeds)

Standard	16 mbps
Superfast	47 mbps
Ultrafast	Available via services such as Starlink

MOBILE PHONE COVERAGE

According to Ofcom based on customers' experience in the DH9 area, below shows the chance of being able to stream video, make a video call, or quickly download a webpage with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within the postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations.

This shows the percentage of measurements across your postal district over the last 12 months that can successfully stream video or make a video call if they have coverage.

O2 (80%), Vodafone (76%), EE (71%), Three (69%).

VIEWINGS

We have created a walk-through virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, X and Instagram. There is also a 360 degree tour available on our website. 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

Leasehold

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
47.6 sq.m. (512 sq.ft.) approx.



TOTAL FLOOR AREA: 47.6 sq.m. (512 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the description 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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

