

- 3 Bed Link Detached House
- Lounge with Picture Window
- Garage with Storage
- Excellent Family House

- Great Location
- 19' Kitchen/Dining Room
- Front, Rear & Generous Side Garden

- Sought After Development
- Bathroom/WC with Shower
- No Upper Chain

This well presented 3 bedroomed link detached house is delightfully situated at the head of a cul-de-sac, within this popular residential development and is available with no upper chain. With a pleasant aspect front and rear, gas fired central heating and sealed unit double glazing, there is scope for some cosmetic updating, with an opportunity to create a lovely family home to the purchasers' own taste and requirements. The Entrance Porch leads to the Reception Hall and on to the Lounge, with a picture window to the front. The 19' Kitchen/Dining Room is fitted with wall and base units, sink unit, newly installed combi boiler, understair storage cupboard and patio doors opening to the rear garden from the dining area. Stairs lead from the hall to the First Floor Landing, with shelved storage cupboard and access to the loft. Bedroom 1 has built in wardrobes and is to the front. Bedroom 2 has built in wardrobes and is to the rear, whilst Bedroom 3 has a built in wardrobe and fitted storage cupboard and is to the front. The Bathroom/WC is fitted with a white suite with a low level wc, pedestal wash basin and panelled bath with electric shower over and folding shower screen. The Garage is attached with up and over door and mezzanine storage.

Externally, the Front Garden is lawned, with plants and shrubs to the borders and driveway to the garage. The pleasant Rear Garden is particularly private, lawned, with tree and a range of shrubs and extends to a suprisingly generous Side Garden, with larger lawn and range of plants.

Burnbridge is conveniently situated for local amenities, including some lovely walks and is well placed for good road and public transport links into Gosforth and the city. There is also excellent road access to both the A1 and A19.

Entrance Porch 7' x 3'6 (2.13m x 1.07m)

Reception Hall 15' x 6' (4.57m x 1.83m)

Lounge 13'4 x 12'10 (4.06m x 3.91m)

Kitchen/Dining Room 19'8 x 10'3 (5.99m x 3.12m)

First Floor Landing

Bedroom 1 11'4 x 10'6 (+dr recess) (3.45m x 3.20m (+dr recess))

Bedroom 2 10'4 x 10'2 (+dr recess) (3.15m x 3.10m (+dr recess))

Bedroom 3 9' x 7'10 (2.74m x 2.39m)

Bathroom/WC 8'11 x 5'9 (2.72m x 1.75m)

Garage 16'8 x 8'4 (5.08m x 2.54m)





Energy Performance: Current D Potential B

Council Tax Band: C

Newcastle City Council: 0191 278 7878

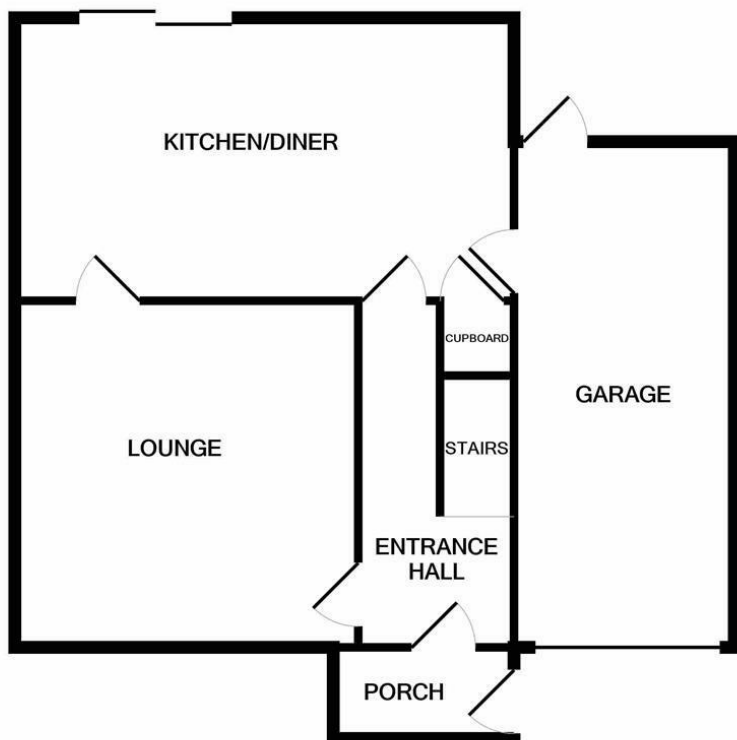
Greenfields Community Primary School: 0.8 Miles

Gosforth High Street: 3.7 Miles

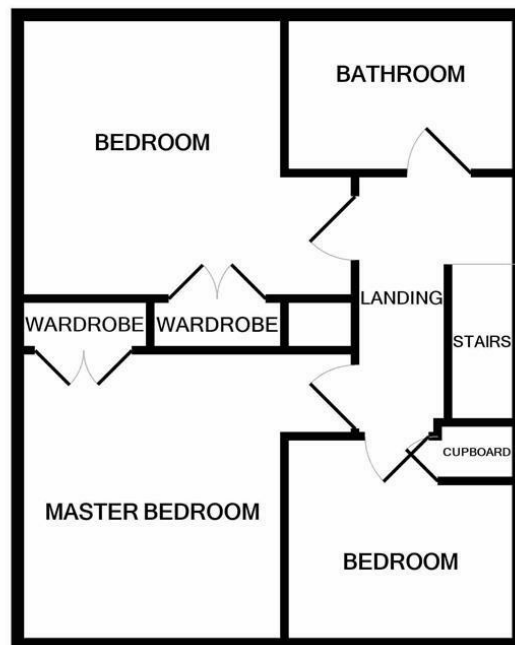
Newcastle Central Railway Station: 6.7 Miles

Newcastle International Airport: 5.6 Miles

01661 829164



GROUND FLOOR
APPROX. FLOOR
AREA 643 SQ.FT.
(59.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1102 SQ.FT. (102.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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