



## 3 bed semi-detached house to buy in NE16

Thornhill Gardens, Burnopfield, Newcastle upon Tyne, Durham, NE16 6JP

# £135,000

 x3  x1  x2

Tenure

**Freehold**

## Property features

- ✓ Large corner plot
- ✓ NO ONWARD CHAIN
- ✓ Off street parking
- ✓ 3 bedrooms
- ✓ EPC Rating C

Off Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are pleased to offer for sale this three-bedroom semi-detached property situated on Thornhill Gardens, Burnopfield, Newcastle upon Tyne, County Durham, NE16 6JP. The property is likely to appeal to a range of buyers including families and investors.

The accommodation briefly comprises an entrance porch leading into the hallway, lounge, dining room, kitchen, and a utility/WC to the ground floor. To the first floor, there are three bedrooms and a family bathroom. Externally, the property benefits from gardens to the front and rear, along with a driveway providing off-street parking.

Burnopfield is a village location offering access to local amenities including shops, schools, and leisure facilities. There are transport links providing access to surrounding areas including Newcastle upon Tyne and Consett.

Council Tax Band: A

Tenure: Freehold

Price: £135,000

Property Type: Semi-detached house

Parking: Off Street, Driveway

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

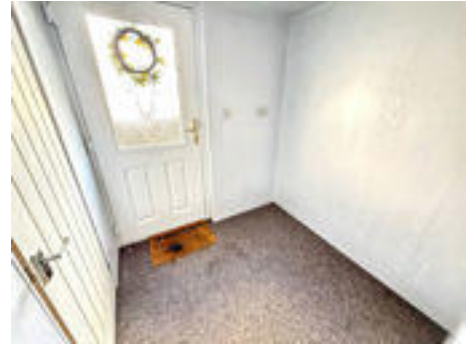
Broadband: ADSL copper wire, FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## Porch

1.89m x 1.74m (6'2" x 5'8")

Composite part glazed entrance door, carpeted flooring, and access to WC/utility. UPVC door leading to the kitchen.



## Entrance/Hallway

1.87m x 3.93m (6'1" x 12'10")

UPVC part glazed entrance door, stairs to first floor, gas central heating radiator, and carpeted flooring.

## Kitchen

3.39m x 2.59m (11'1" x 8'5")

Double glazed window to the rear aspect and UPVC door providing access to the rear. Fitted with a range of wall and base units, inset stainless steel sink with mixer tap and drainer, electric oven, four-ring electric hob with extractor above, space for fridge/freezer, and built-in storage.



## Lounge

3.76m x 3.95m (12'4" x 12'11")

Double glazed window to the front aspect, gas central heating radiator, gas fire, and carpeted flooring. Door leading to the hallway.



## Dining Room

3.17m x 3.42m (10'4" x 11'2")

Double glazed window to the rear aspect, gas central heating radiator, built-in storage, and carpeted flooring. Door leading to the lounge.



## Utility/WC

1.67m x 1.47m (5'5" x 4'9")

Double glazed window to the rear aspect, fitted base units, plumbing for washing machine, combination boiler, vinyl flooring, and WC/wash hand basin combination.



## First Floor Landing

Double glazed window to the side aspect, gas central heating radiator, built-in storage, loft access, and carpeted flooring.

## Bedroom One

3.29m x 4.19m (10'9" x 13'8")

Double glazed window to the front aspect, gas central heating radiator, and built-in storage.



## Bedroom Two

3.42m x 4.01m (11'2" x 13'1")

Double glazed window to the rear aspect, gas central heating radiator, and built-in storage.



## Bedroom Three

2.57m x 2.87m (8'5" x 9'4")

Double glazed window to the front aspect, gas central heating radiator, built-in storage, and carpeted flooring.



## Family Bathroom

2.45m x 1.73m (8'0" x 5'8")

Double glazed windows to the side and rear aspects. Suite comprising WC with enclosed cistern, vanity wash hand basin, and shower cubicle with mains-fed shower. Additional features include recessed lighting, extractor fan, built-in storage, gas central heating radiator, and stone polymer composite wall tiles.



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## Externally

To the front -

Lawned garden with paved pathway leading to the entrance, decorative borders, and external storage shed.

To the rear -

Lawned garden with paved pathways, block paved driveway, gated access, external water source, and external lighting.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

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