



BAMBURGH ROAD, WESTERHOPE, NEWCASTLE UPON TYNE NE5 5PQ

£160,000

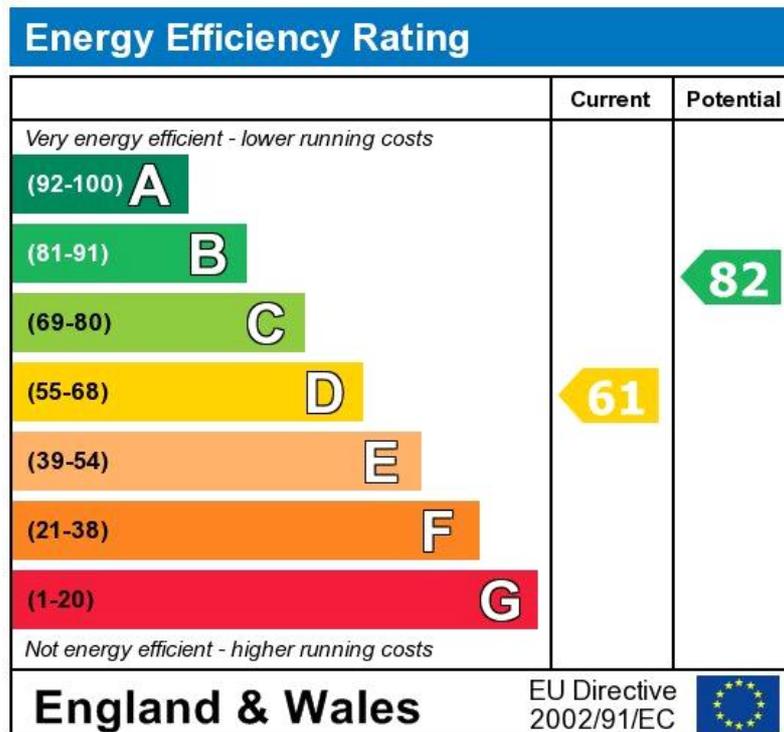


**STUNNING 3 BED SEMI-DETACHED FAMILY HOME ON
LARGE CORNER PLOT**

PROPERTY REFERENCE CODE: RS0269

BAMBURGH ROAD, WESTERHOPE, NEWCASTLE UPON TYNE NE5 5PQ

Stunning and immaculately presented 3 bed semi-detached family home with the highest range of fixtures and fittings. Brand new to the market this one is sure to draw interest from all buyer types.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

This property consists of:

Traditional brick built 3 bed semi-detached property on a generous proportioned corner plot surrounded by mature hedges and trees. Garden to the front mainly laid to lawn with a pathway to the front porch way which is accessed via composite door with opaque glass panels to centre, into porchway with engineered oak floors, modern skirtings, modern décor, UPVC double glazed windows to sides and front elevation, recessed chrome LED spotlights to ceiling, radiator with thermostatic valve, doorway into entrance hallway.

Hallway (3.60m x 2.21m)

Accessed via Messina oak veneered door with frosted opaque glass with engineered oak flooring, double radiator with thermostatic valve, neutral décor to walls, staircase leading to first floor, UPVC double glazed window overlooking side elevation, door to under stair storage and doors to other ground floor accommodation, chrome light fitting to ceiling and hard-wired smoke detector.

Lounge (4.2 x 3.8m)

Located to the front of the property with UPVC double glazed window overlooking front elevation, radiator with thermostatic valve, modern skirtings, engineered oak flooring, chimney breast with split face natural tiling, neutral décor to remaining walls, 5 arm chrome light fitting to ceiling and accessed via Messina oak veneered doors with frosted opaque glass panels.

Kitchen/Diner (6.23m x 3.31m narrowing to 2.69m)

Accessed via Messina oak veneered doors with frosted opaque glass from hallway, modern décor to walls, television bracket point with concealed fittings, recessed chrome spotlights to ceiling, modern range of wall and base units in a clerk & wells style handles less high gloss kitchen with integral oven, built in 4 ring electric hob, black glass extractor with downlights matching black glass splashback, integrated full size dish washer, 1 ½ sink unit in composite black with drainer and chrome mixer tap with pull our rainwater

style shower head jet, double glazed window overlooking side rear elevation, space for free standing fridge freezer, space for large table and chairs, double radiator with thermostatic valve, double French doors in UPVC to side elevation garden with raised deck area and paving, double glazed UPVC door with bevelled glass panel with access to rear double driveway and gardens, door to small utility area which is plumbed for washing machine and houses Baxi combination boiler system, additional door to ground floor wet room, previously used as a wet room plumbed for toilet and sink, double radiator, double glazed opaque glass window to side elevation, cladding to ceiling, could be refurbished to provide additional shower room, utility or office, quick step living vinyl to kitchen floor in anthracite grey.

Staircase leading to first floor is manufactured from solid oak and 10mm toughened glass with under lit LEDC lighting, carpets to floors in modern grey tones leading to first floor landing.

First Floor Landing (2.53m x 1.94m)

Double glazed window overlooking side elevation, modern décor to walls. Pull down loft ladder to access attic, chrome light fitting to ceiling, hard wired smoke detector, modern grey carpets to floors, Messina oak veneered door to storage cupboard.

Master bedroom (3.48m narrowing to 2.745m x 3.755m narrowing to 0.84m)

Located to the front of the property, accessed via Messina oak veneered door from first floor landing, wall to wall sliding mirrored wardrobes, chrome light fitting to ceiling, double glazed window overlooking front elevation, radiator with thermostatic valve, modern décor to walls, harbour oak grey laminate to floors.

Bedroom 2 (3.68m x 2.71m)

Located to the rear of the property with harbour oak grey laminate to floors, modern décor to walls, chrome light fitting to ceiling, double glazed window to side elevation, storage cupboard, radiator with thermostatic valve, 2 x built in wardrobes into wall with Messina oak veneered doors.

Bedroom 3 (2.51m x 2.71m)

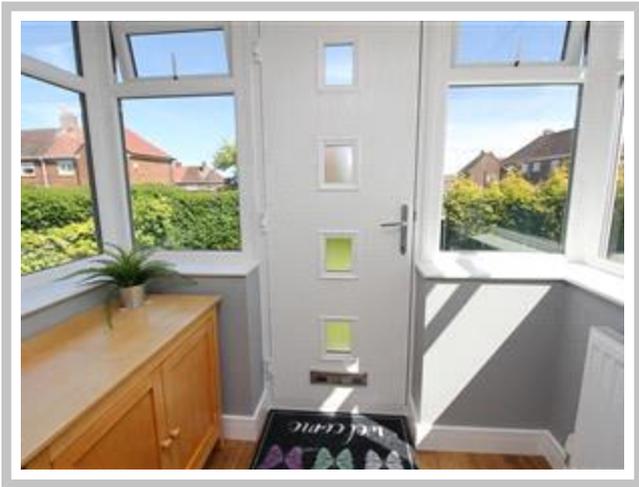
Located to the front of the property again with harbour oak grey laminate to floors, modern décor to walls, UPVC double glazed window to front elevation, radiator with thermostatic valve, chrome light fitting to ceiling, over stair storage with cupboard, a good size third bedroom.

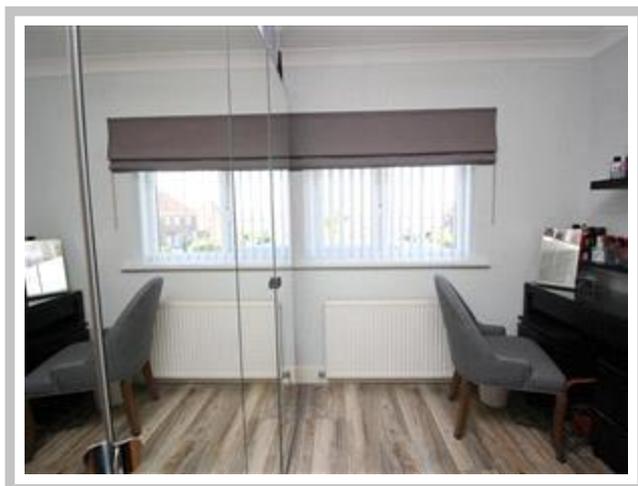
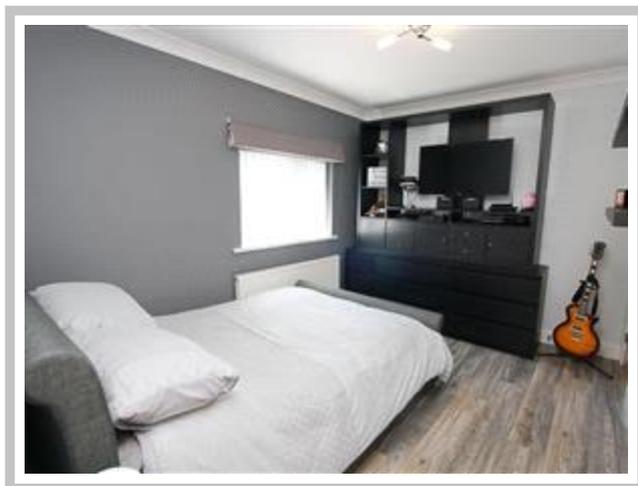
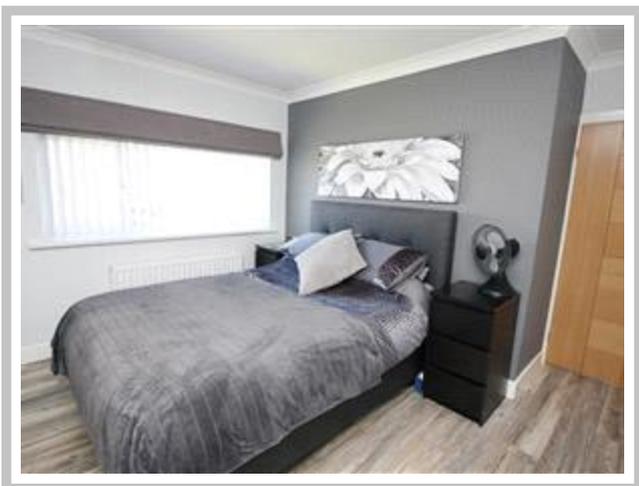
Family Bathroom (2.35m x 1.97 into window well)

Located to the rear of the property with quick step living vinyl in anthracite grey to floors, pea shaped modern squared bath with rainfall water recessed tap into wall, chrome thermostatic mixer shower with twin heads, tiling to bath and shower area and in continuation behind vanity unit and toilet, low level WC recessed into concealed cistern in high gloss white with vanity unit and hand wash basin, rainfall water style chrome mixer tap, radiator with thermostatic valve, wall mounted slimline mirrored door with additional storage, mechanical ventilation and again with a Messina oak veneered door.

Modern skirting and architraves throughout, the property benefits from a full re-wire, new central heating system, fully double glazed with the exception of the ground floor shower room, new composite front door and double glazed rear door, sound proofing to living room wall, additional sound proofing and insulation to rear bedroom, new modern kitchen and bathroom, loft is entirely boarded with light and power, no restrictions to attic by way of trusses providing ample additional floor space and storage.

Property has been refurbished to an exceptional standard throughout, high enough to be show home, new built quality.







TENURE: We have been advised by the Vendors the property is Freehold.
It is advised to have this information verified by your legal representative; we take no legal responsibility given by a vendor/seller of its accuracy. It was not possible to verify and obtain this information given by means of any current documentation.