



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

Bryans Leap, Burnopfield, Newcastle upon Tyne, Durham, NE16 6BP

**£250,000**

🏠 x3 🚗 x1 🚗 x1

Tenure

**Freehold**

## Property features

- ✓ Three bedroom
- ✓ Semi-detached house
- ✓ Land at the rear
- ✓ Garage and driveway
- ✓ EPC Rating D

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

We are pleased to present an attractive three-bedroom semi-detached house accompanied by a generous parcel of land at the rear with breathtaking sight of Gibside Chapel. Upon entering the property, you are greeted by an inviting entrance hall that leads to a convenient cloakroom with a WC. The spacious lounge offers a warm and welcoming atmosphere, perfect for relaxation, and flows seamlessly into the dining room, which is ideal for family gatherings and entertaining friends.

Adjoining the dining area is a delightful conservatory that floods the space with natural light and provides a lovely view of the garden. The well-equipped kitchen boasts functional design, complemented by an adjacent utility room that enhances convenience in daily living. The attached garage offers additional storage space or the potential for a workshop.

Ascending the staircase to the first-floor landing, you will find the master bedroom, which is generously sized and offers a peaceful retreat. The family bathroom is thoughtfully designed, serving the two additional well-proportioned bedrooms that also reside on this level.

Externally, the property features a driveway leading to the garage and a front garden, enhancing its curb appeal. The expansive rear garden is perfect for leisure activities and provides a stunning backdrop to preserve the view, making it an ideal space for relaxation and enjoyment. This property truly combines comfort, space, and natural beauty in a sought-after location.

Council Tax Band: C

Tenure: Freehold

Price: Offers In The Region Of £250,000

Property Type: Semi-detached house

Parking: Driveway & Garage

Heating: Gas

## Entrance hall



## Cloakroom W/C



## Lounge

3.47m x 4.22m (11'4" x 13'10")



## Dining area

2.62m x 3.40m (8'7" x 11'1")



## Conservatory

2.50m x 2.48m (8'2" x 8'1")



## Kitchen

2.70m x 3.22m (8'10" x 10'6")



## Utility room

2.46m x 2.67m (8'0" x 8'9")



## Garage and driveway



## Bathroom

2.71m x 1.69m (8'10" x 5'6")



## Master bedroom

3.01m x 3.61m (9'10" x 11'10")



## Bedroom two

2.71m x 3.25m (8'10" x 10'7")



## Bedroom three

2.38m x 2.71m (7'9" x 8'10")

## Rear garden



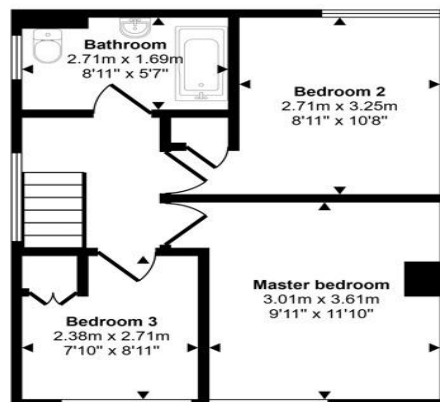
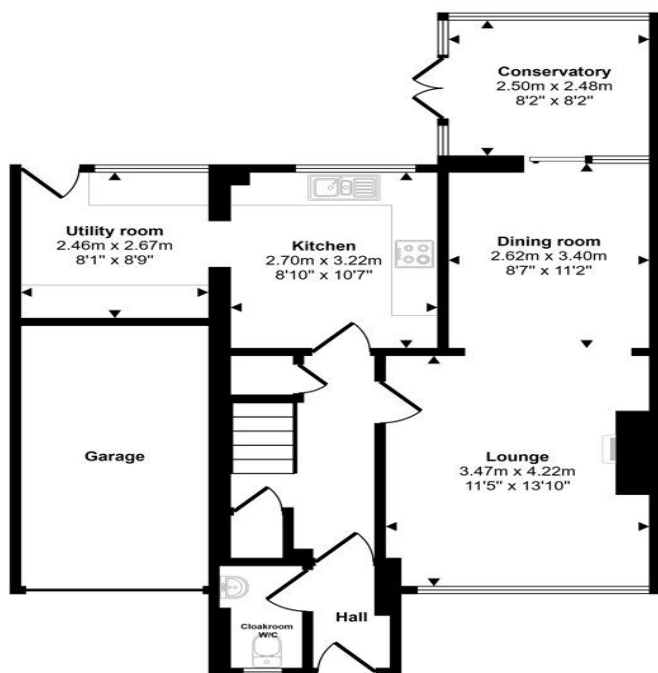
## Land



## Breathtaking sight of Gibside Chapel



Approx Gross Internal Area  
112 sq m / 1201 sq ft



First Floor  
Approx 39 sq m / 417 sq ft

Ground Floor  
Approx 73 sq m / 783 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 78                      |
| (55-68) <b>D</b>                            | 65      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Bryans Leap, Burnopfield, Newcastle upon Tyne, Durham, NE16 6BP

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

