



Berrington Drive, Newcastle upon Tyne

- Detached family home
- Three double bedrooms
- Open plan lounge/dining room
- Front and rear gardens
- No onward chain
- Garage
- Driveway up to three vehicles

Offers Over £230,000



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Berrington Drive, Newcastle upon Tyne, NE5 4BG

Rare to the market is this very well-presented detached family home. The accommodation briefly comprises to the ground floor: an entrance porch, open plan lounge and dining room, conservatory, and modern fitted kitchen with a barn door leading to the rear garden. To the first landing there are three double bedrooms and a family bathroom. Other benefits include double glazing and gas central heating with solar panels on the rear of the property roof. Externally there is a garden and paved driveway leading to the garage at the front. To the rear there is also a lovely garden and patio area. The vendors have advised us that the rear garden is South facing however it is your interest to confirm this. The property is close to quality schools, shops, and amenities as well as access to good public transport routes, to and from Newcastle City Centre, the Metro Centre and the A1 and A69. This is a beautiful family home so we expect interest is expected to be high, therefore an early viewing comes highly recommended.

Entrance Porch

Double glazed window, laminate flooring, and door to lounge/dining room.

Lounge Area 14' 10" Max x 10' 11" plus stairs and recess (4.52m x 3.32m)

Open plan lounge/dining area

Double glazed window to the front, central heating radiator, television point, coving to ceiling and laminate flooring.

Dining Area 9' 0" x 7' 7" Plus door recess (2.74m x 2.31m)

Laminate flooring, central heating radiator, coving to ceiling and double doors leading to:-

Conservatory

Double glazed windows, central heating radiator, laminate flooring and double glazed doors leading to the rear garden.

Kitchen 10' 2" Max x 9' 1" Plus door recess (3.10m x 2.77m)

Fitted wall units to ceiling and base units with work surfaces over, 1 ½ sink with mixer tap and drainer, plumbing for an automatic washing machine and dryer, integrated appliances including hob with extractor hood over, oven and microwave, laminate flooring, double glazed window, and stable door leading to the rear garden.

Landing

Bedroom One 12' 1" Including wardrobes x 9' 9" Including wardrobes (3.68m x 2.97m)

Double glazed window to the front, central heating radiator, recessed downlights, coving to ceiling, central heating radiator and fitted wardrobes.

Bedroom Two 10' 0" Including wardrobes x 9' 10" Including wardrobes (3.05m x 2.99m)

Double glazed window to the rear, central heating radiator and fitted wardrobes.

Bedroom Three 9' 9" Including wardrobes x 9' 0" Including wardrobes (2.97m x 2.74m)

Double glazed window to the front, central heating radiator and fitted wardrobes.

Bathroom/w.c

Fitted with four piece bathroom suite comprising low level w.c, vanity wash hand basin, shower cubicle, corner panel bath with mixer tap, tiled walls, recessed downlights, double glazed window.

Externally

Front Garden

Block paved drive to the front providing parking for three vehicles with lawn area to side and side access gate.

Rear Garden

Enclosed lawn garden with paved seating area and fitted gazebo.

Garage (Door width TBC)

Roller shutter door.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: C

EPC Rating: C

WD7664/BW/EM/11.12.2023/V.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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