



## Burnhills Gardens Greenside

- Semi Detached House
- Four Bedrooms
- Ground Floor WC
- Garden, Driveway & Garage
- No Onward Chain

**OIEO £ 185,000**



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# 41 Burnhill Gardens

Greenside, NE40 4RA

THIS IMMACULATE SEMI-DETACHED HOUSE IS NOW AVAILABLE FOR PURCHASE. SITUATED IN A LOCATION WITH PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES, THIS PROPERTY IS IDEAL FOR FAMILIES LOOKING FOR A COMFORTABLE AND CONVENIENT PLACE TO CALL HOME. THE HOUSE COMES WITH THE BENEFIT OF OFF-STREET PARKING, A GARAGE AND A SOUTH-FACING GARDEN COMPLETE WITH A SUMMER HOUSE. THE PROPERTY IS OFFERED WITHOUT AN ONWARD CHAIN.

THE INTERIOR OF THE HOUSE IS JUST AS IMPRESSIVE AS THE EXTERIOR. THE PROPERTY BOASTS A TOTAL OF FOUR DOUBLE BEDROOMS. THE FIRST BEDROOM FEATURES BUILT-IN WARDROBES, OFFERING PLENTY OF STORAGE SPACE. THE REMAINING THREE BEDROOMS ARE ALSO SPACIOUS DOUBLES, PROVIDING AMPLE ROOM FOR A GROWING FAMILY OR FOR HOSTING GUESTS.

THE HOUSE ALSO COMPRISES OF A SINGLE RECEPTION ROOM, WHICH IS CHARACTERISED BY LARGE WINDOWS THAT ALLOW FOR PLENTY OF NATURAL LIGHT TO FLOOD IN. A CHARMING FIREPLACE ADDS A COSY TOUCH TO THE ROOM, MAKING IT THE PERFECT PLACE TO RELAX AND UNWIND IN.

THE KITCHEN COMES EQUIPPED WITH INTEGRATED APPLIANCES, READY FOR THE NEXT OCCUPANTS TO PREPARE THEIR MEALS IN. THE PROPERTY ALSO CONTAINS A SINGLE BATHROOM, WHICH COMPLETES THE INTERNAL ACCOMMODATION.

IN CONCLUSION, THIS 4-BEDROOM SEMI-DETACHED HOUSE PRESENTS A FANTASTIC OPPORTUNITY FOR FAMILIES LOOKING TO SETTLE DOWN IN A WELL-CONNECTED AND AMENITY-RICH LOCATION. DON'T MISS OUT ON THIS WONDERFUL PROPERTY. ARRANGE A VIEWING TODAY.

#### Entrance:

Composite door to the front and vertical radiator.

Kitchen: 14'9" 4.50m max 11'4" 3.45m max

Two UPVC windows, fitted with a range of matching wall and base units with work surfaces above incorporating one and a half bowl sink unit with drainer, integrated oven and hob, integrated fridge freezer, microwave and dishwasher.

Lounge: 13'10" 4.22m into alcove x 10'11" 3.33m

UPVC window, electric fire and radiator.

#### Utility Room:

Composite door to the garden, access to the garage, fitted with wall and base units and plumbed for washing machine.

#### WC:

UPVC window, low level wc and vanity wash hand basin.

#### First Floor Landing:

Loft access and radiator.

Bedroom One: 14'1" 4.29m 8'1" 2.46m

UPVC window, fitted wardrobes and radiator.

Bedroom Two: 8'5" 2.57m x 8'0" 2.44m

UPVC window and radiator.

Bedroom Three: 11'1" 3.38m x 8'5" 2.57m

UPVC window and radiator.

Bedroom Four: 11'0" 3.35m x 8'5" 2.57m

UPVC window and radiator.

#### Bathroom:

UPVC window, bath with shower over, low level wc, wash hand basin, fully tiled and radiator.

#### Externally:

There is a south facing garden to the rear with patio and summer house. There is a driveway to the front providing off street parking leading to a garage.

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL copper wire

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

#### MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

#### 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: A

EPC RATING: TBC

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EPC WILL GO HERE

**Important Note:** Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

**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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