

T. 01912368347
E. info@bruntonresidential.com
A. Brunton Residential Middleton
W. South, Wagonway Drive, NE13
9RT



Barrasford Drive

Wideopen, NE13 6JG

NO ONWARD CHAIN - POPULAR LOCATION - SEMI DETACHED HOME

Brunton Residential are delighted to offer this three bedroom semi-detached home located on Barrasford Drive in Wideopen. This home is located in an ever-popular area, close to local amenities and transport links and is presented with no onward chain.

Offers Over £200,000

16 Barrasford Drive

Wideopen, NE13 6JG



Accommodation briefly comprises; entrance porch which leads to a hallway with access to the first floor, storage cupboard and full length lounge/diner with bay window to the front and French doors to the rear providing access to the large conservatory. The kitchen has a range of wall and floor units with coordinated work surfaces and leads to the utility room, downstairs WC and garage. The first floor offers a landing area, a master bedroom with bay window, second double bedroom whilst bedroom three would make an excellent nursery or office. Finally, the tiled family bathroom provides a three piece suite with shower over the bath. Externally, there is a front garden laid to lawn with a driveway which provides off street parking and pathway access to the integral garage. The mature rear garden is mainly laid to lawn with patio area and fenced boundaries.

ON THE GROUND FLOOR

Porch

Hallway

Lounge/Dining Room

22'3" x 13'1" (6.79m x 3.99m)

Conservatory

13'1",78'8" x 10'0" (4,24m x 3.05m)

Kitchen

14'2" x 9'3" (4.33m x 2.83m)

Utility

WC

Garage

15'9" x 8'9" (4.82m x 2.68m)

ON THE FIRST FLOOR

Landing

Bedroom

13'7" x 12'3" (4.15m x 3.74m)

Bedroom

8'5" x 12'3" (2.57m x 3.74m)

Bedroom

8'1" x 8'1" (2.46m x 2.47m)

Bathroom

Disclaimer



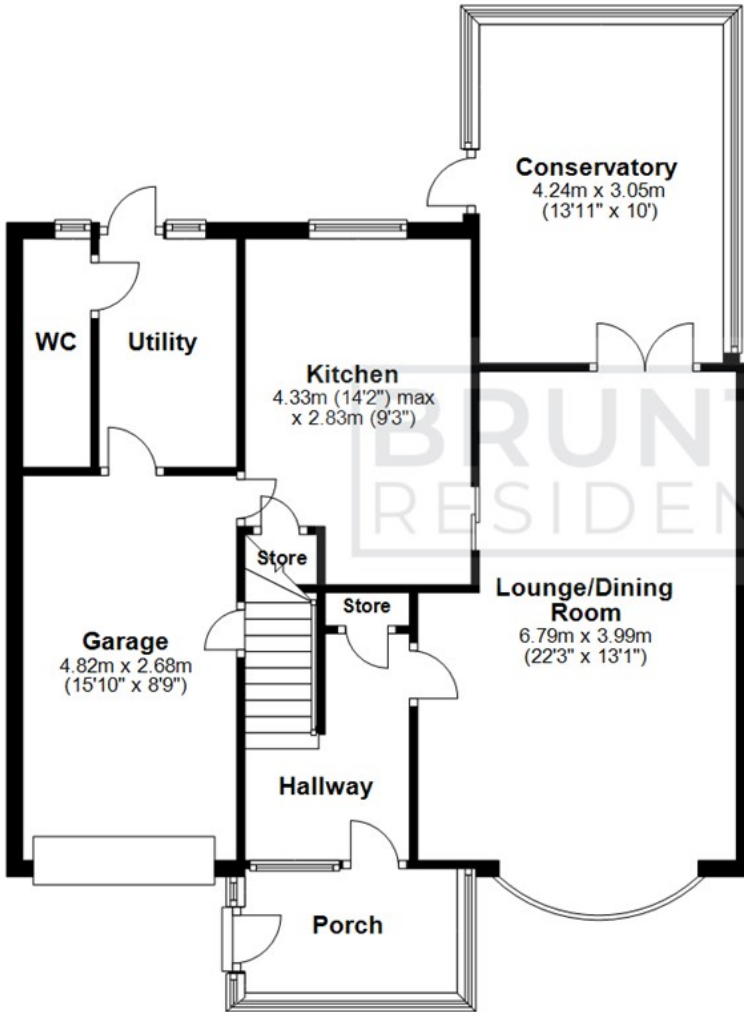
- POPULAR LOCATION
- THREE BEDROOM
- NO ONWARD CHAIN
- GREAT TRANSPORT LINKS
- SEMI-DETACHED
- CLOSE TO LOCAL AMENITIES



Floor Plan

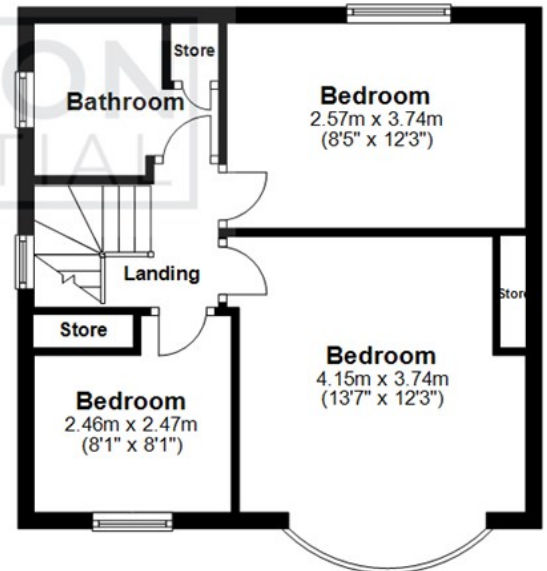
Ground Floor

Approx. 82.1 sq. metres (883.6 sq. feet)



First Floor

Approx. 38.0 sq. metres (409.1 sq. feet)



Total area: approx. 120.1 sq. metres (1292.7 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

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.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		86	Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	