



36 BRIERLEY GARDENS, OTTERBURN
NEWCASTLE UPON TYNE, NORTHUMBERLAND, NE19 1HB

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Otterburn, Newcastle upon Tyne, Northumberland, NE19 1HB

A fantastic opportunity to purchase this three-bedroom end of terrace home, offered for sale with no onward chain.

- Three bedrooms
- End of terrace
- No onward chain
- Front and rear garden
- EPC tbc

ASKING PRICE £95,000

IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.





Description

Brierley Gardens is in need of renovation, which is reflected in the price. The accommodation briefly comprises of entrance porch, cloakroom/WC with wash handbasin and window to front elevation. The reception hall has a spindle staircase leading to first floor, an under-stair storage cupboard and radiator. To the front elevation is the lounge with tiled fireplace housing open grate with back boiler. The dining room sits to the rear of the property. The kitchen is fitted with an excellent range of floor and wall cabinets with contrasting work surfaces and splash back ceramic tiling, stainless steel sink unit and drainer with mixer tap over, plumbing for washing machine, space for cooker and fridge freezer, shelved pantry, radiator and a rear door leading to rear porch.

The first floor has a spacious landing with airing cupboard housing hot water cylinder and loft access hatch. There are three good size bedrooms and a family bathroom with panelled bath, pedestal hand basin, low level wc, ceramic tiling to walls, radiator and frosted glass window.

Externally to the front there is an open grassed area, to the rear the garden is easy maintenance with a pleasant array of bushes and shrubs. Viewing is essential to appreciate the potential this property has to offer.

Location

Otterburn is a peaceful village with many local amenities including shops, school, churches, village hall, sports centre and many others. Situated approximately 25 miles north of Hexham with good road links via the A696 and A68.

Services

Mains water, electricity and drainage is connected, solid fuel central heating.

Charges

Northumberland County Council tax band A.

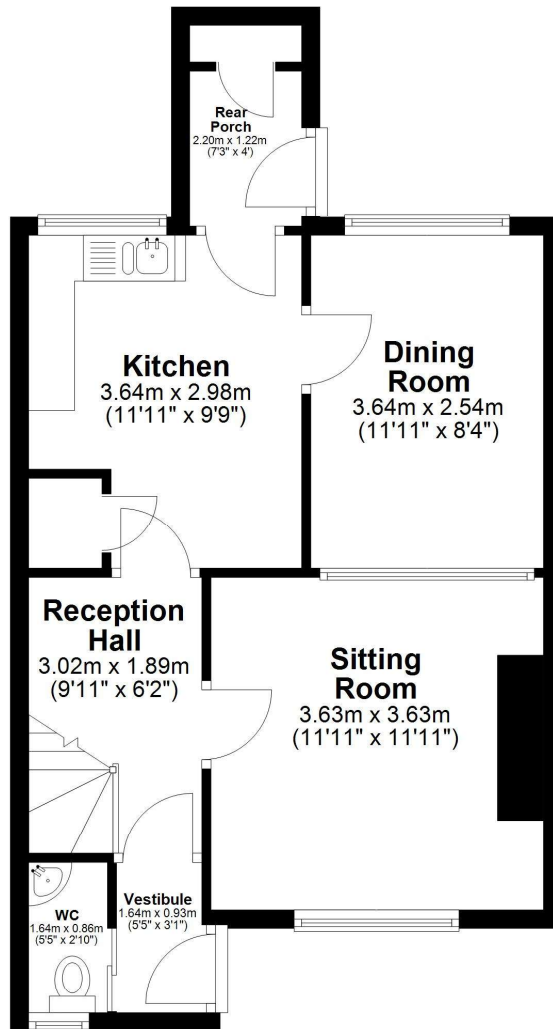
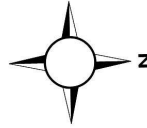
Viewings

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS Hexham.



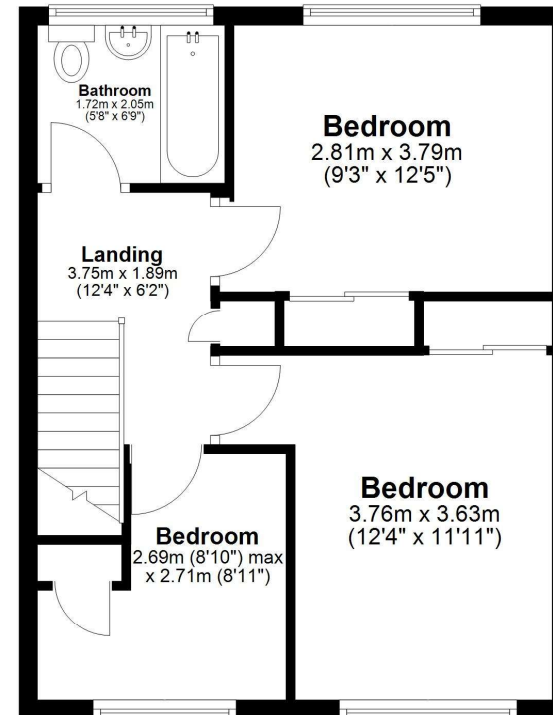
Ground Floor

Approx. 46.4 sq. metres (498.9 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.8 sq. feet)



Total area: approx. 87.8 sq. metres (944.8 sq. feet)

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