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property professionals

**Anderson Court,**  
Burnopfield, Newcastle Upon Tyne, NE16 6LY

- Two Bedroom Ground Floor Flat
- Deceptively Spacious Home
- Modern Kitchen With Some Appliances
- Attractive Bathroom Suite

**£550 pcm**  
EPC Rating TBC  
Holding Deposit £126  
Bond £550







## Property Description

A deceptively spacious two bedroom Ground Floor apartment located just off Burnopfield High Street. Formerly the Old Co-op Building, which was converted to provide 6 flats within this building and offers a communal gardens/courtyard and allocated parking bay. Access from a communal entrance door with intercom system and the apartment is warmed by under floor heating. Briefly comprises of hallway with walk in storage cupboard, lounge with patio doors and Juliet balcony, modern fitted kitchen with integrated oven, hob and fridge/freezer, two good sized bedrooms and bathroom suite.

### COMMUNAL HALLWAY

Access via a communal entrance door from the courtyard, intercom system installed. Staircase to the first floor given access to the flat front door.

### HALLWAY

Wooden entrance door with laminate flooring and ceiling spot lighting.



#### LOUNGE/DINER

15' 11" x 10' 2" (4.87m x 3.12m) Double glazed patio doors open to a Juliet balcony to the side of the building, laminate floor, ceiling spot lighting.

#### KITCHEN

11' 0" x 8' 11" (3.37m x 2.74m) Fitted with a modern range of wall and base units, complimentary work surfaces, tiled splash backs, integrated oven, gas cooking hob, extractor canopy, integrated fridge/freezer, space for a washing machine and condensing dryer, laminate floor, cupboard with the gas combi central heating boiler, ceiling spot lighting two uPVC double glazed windows.



#### BATHROOM

8' 5" x 5' 2" (2.57m x 1.58m) Fully tiled walls and flooring, panel bath with thermostatic shower over, shower screen, WC, pedestal wash basin, chrome towel radiator, double glazed window, ceiling spot lighting.

#### BEDROOM 1

11' 5" x 10' 4" (3.49m x 3.15m) Carpet flooring, double glazed window.

#### BEDROOM 2

9' 0" x 8' 0" (2.75m x 2.44m) Carpet flooring, double glazed window.



#### PARKING

Allocated parking bay within the courtyard.

#### COSTS

Rent: £550 PCM

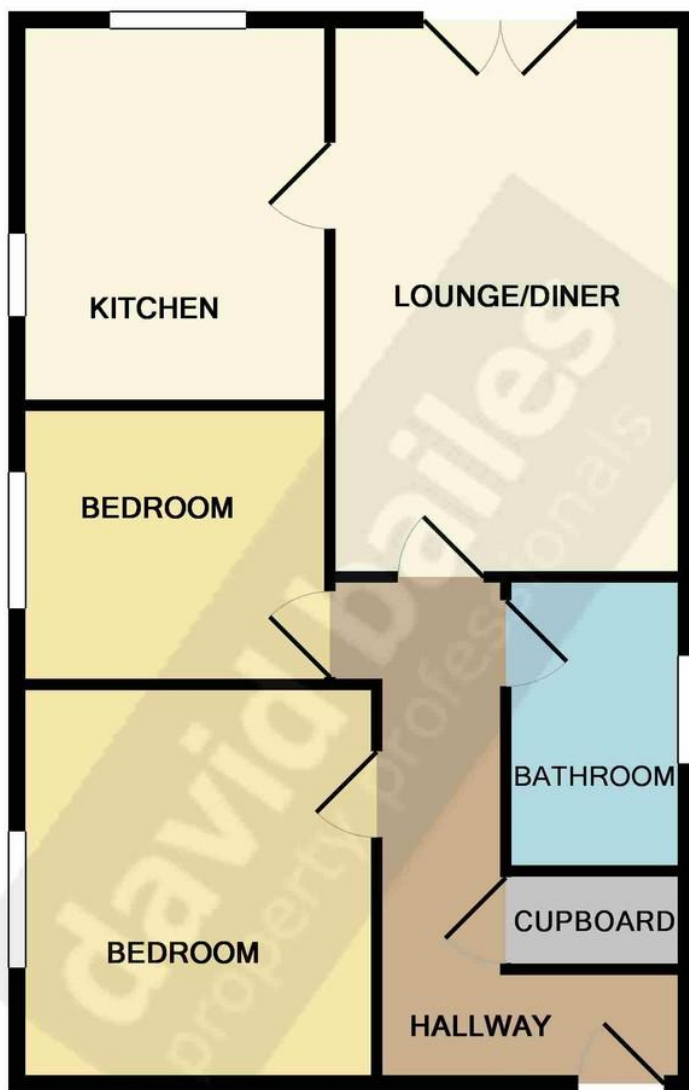
Bond: £550 without pets and £634.61 with pets

Holding Deposit: £126









TOTAL APPROX. FLOOR AREA 54.5 SQ.M. (587 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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