



Thornhill Gardens

Burnopfield

- End Terrace House
- Two Bedrooms
- Gardens
- Outbuildings
- Ideal First Time Buy

OIEO £ 100,000



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30 Thornhill Gardens

Burnopfield, NE16 6JP

PRESENTING THIS CHARMING, 2-BEDROOM TERRACED HOUSE FOR SALE. THE PROPERTY IS IN GOOD CONDITION AND READY TO WARMLY WELCOME ITS NEW OWNERS. STRIKINGLY DESIGNED, THE HOUSE IS WELL-LAID, OFFERING AN INVITING LIVING ENVIRONMENT THAT IS SURE TO APPEAL TO FIRST-TIME BUYERS, DOWNSIZERS OR SMALL FAMILIES.

AT THE HEART OF THIS DELIGHTFUL PROPERTY, YOU'LL FIND A SINGLE INVITING RECEPTION ROOM. THIS SPACE SERVES A DUAL PURPOSE, PROVIDING A COMFORTABLE LIVING AREA AND A SPACE FOR DINING. IT'S THE IDEAL SETTING FOR THOSE COSY EVENINGS IN OR FOR HOSTING GUESTS.

THE HOUSE COMES WITH TWO DOUBLE BEDROOMS, PROVIDING AMPLE SPACE FOR REST AND RELAXATION. EACH BEDROOM IS A COSY HAVEN, OFFERING PLENTY OF ROOM FOR BOTH REST AND STORAGE. THE ROOMY BATHROOM FEATURES A PRACTICAL, YET STYLISH, SHOWER OVER THE BATH, ADDING AN ELEMENT OF MODERNITY TO THE PROPERTY.

THE KITCHEN IS A PARTICULAR HIGHLIGHT, FLOODED WITH NATURAL LIGHT, ENSURING IT'S A BRIGHT AND PLEASING SPACE TO COOK IN. THE HOUSE HAS BEEN THOUGHTFULLY DESIGNED TO CREATE A HOME THAT'S NOT ONLY PRACTICAL BUT ALSO BEAUTIFULLY STYLISH.

OUTSIDE, THE PROPERTY BOASTS A DELIGHTFUL SOUTH-FACING GARDEN WITH USEFUL OUTBUILDINGS. IT'S THE PERFECT SPOT TO ENJOY SUNNY AFTERNOONS, WHILST OFFERING ADDITIONAL STORAGE OR WORKSPACE.

ITS DESIRED LOCATION ENSURES CONVENIENCE AND ACCESSIBILITY, BEING SITUATED CLOSE TO BOTH LOCAL AMENITIES AND PUBLIC TRANSPORT LINKS. THE NEARBY GREEN SPACES OFFER THE ADDED BENEFIT OF GREAT OUTDOOR SPACES FOR LEISURE AND RELAXATION. IN ESSENCE, THIS CHARMING TERRACED HOUSE COMBINES COMFORTABLE LIVING WITH GREAT CONVENIENCE, MAKING IT AN EXCEPTIONAL OPTION FOR FIRST-TIME BUYERS.

The accommodation:

Entrance:

UPVC door and radiator.

Lounge: 19'10" 6.05m x 10'10" 3.30m max
Two UPVC windows and electric fire.

Kitchen: 11'0" 3.35m max x 8'0" 2.44m
UPVC window and door, fitted with a range of matching wall and base units with work surfaces above incorporating sink unit with drainer, integrated Gas hob with electric oven, plumbed for washing machine and two storage cupboards.

First Floor Landing:
Loft access.

Bedroom One: 14'3" 4.34m 9'2" 2.79m
UPVC window, storage and radiator.

Bedroom Two: 10'7" 3.22m x 10'5" 3.18m
UPVC window and radiator.

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

Externally:
There is a garden to the front and an enclosed garden to the rear with outbuildings.

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: ON STREET

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: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

16 Branches across the North-East

