

GILMORE ESTATES

Property Sales & Lettings



Bearl View

, West Mickley, NE43 7AX

**** TWO BEDROOMS **** END TERRACE **** GAS CENTRAL HEATING *** DOUBLE GLAZING ****
REAR YARD **** VIEWS OF TYNE VALLEY **** GOOD ROAD/RAIL LINKS **** VILLAGE LOCATION ****

Situated on Bearl View West Mickley the property has views to the front over the Tyne Valley and has good road links to Newcastle/ Hexham and Newcastle Airport. A two bedroom end terrace with the benefit of Gas central heating and double glazed windows and briefly comprises :- Entrance, lounge, kitchen, rear porch, to the first floor there two bedrooms and a bathroom. Externally there is a rear yard with outhouses.

EPC RATING TBC

COUNCIL TAX BAND A

O.I.R.O £165,000

Bearl View

, West Mickley, NE43 7AX



- TWO BEDROOMS
- END TERRACE
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- REAR YARD / OUTBUILDINGS
- STUNNING VIEWS OVER VALLEY
- GOOD ROAD/RAIL LINKS
- VILLAGE LOCATION

LOUNGE

15'10" x 15'10" (4.84 x 4.83)

BATHROOM

7'10" x 7'3" (2.39 x 2.22)

DINING KITCHEN

11'10" x 13'7" (3.62 x 4.15)

EXTERNALLY

REAR PORCH

3'6" x 7'9" (1.08 x 2.37)

FIRST FLOOR LANDING

6'4" x 7'6" (l-shaped) (1.95 x 2.30 (l-shaped))

BEDROOM ONE

16'0" x 16'1" (4.89 x 4.91)

BEDROOM TWO

7'11" x 11'10" (2.43 x 3.62)



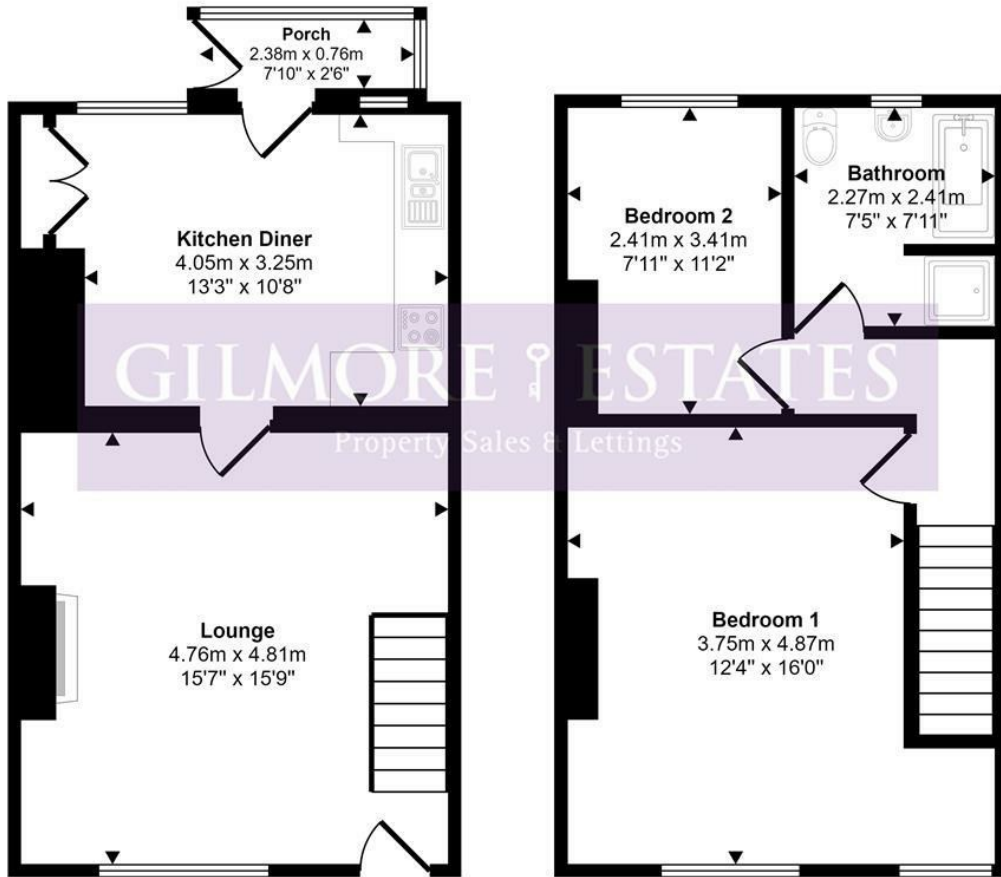
[Directions](#)





Floor Plan

Approx Gross Internal Area
83 sq m / 896 sq ft



Ground Floor
Approx 42 sq m / 455 sq ft

First Floor
Approx 41 sq m / 441 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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