

GILMORE ESTATES

Property Sales & Lettings



£199,950

, Oakwell Court, Hamsterley Colliery, Newcastle Upon Tyne, , NE17 7BD

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Nestled in the charming village of Hamsterley Colliery, Newcastle Upon Tyne, this delightful three-bedroom semi-detached house at Oakwell Court offers a perfect blend of comfort and modern living. Built in 2000, the property boasts a generous 1,356 square feet of well-designed space, making it an ideal home for families or those seeking a peaceful retreat.

Upon entering, you are welcomed into a bright and airy reception room that sets the tone for the rest of the home. The property has been thoughtfully extended to the rear, creating a second reception room that provides additional space for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively.

The three bedrooms are well-proportioned, offering ample space for rest and personalisation. The bathroom is conveniently located, catering to the needs of the household.

Entrance Hallway

6'2" x 3'8" (1.90 x 1.13)

Composite entrance door to hallway, tiled splashbacks and central heating radiator.

Cloaks WC

3'2" x 5'7" (0.99 x 1.71)

WC, wash hand basin set into vanity units, tiled flooring, tiled splashbacks and Upvc window to front aspect.

Dining Room

14'3" x 15'0" (4.36 x 4.58)

Upvc window to front aspect, two central heating radiators, engineered wood flooring, stairs to first floor and open to kitchen.

Kitchen

9'1" x 14'11" (2.78 x 4.57)

Wall and base units with laminate work surfaces, double oven, gas hob with extractor hood, cupboard housing boiler, 1.5 sink and drainer with mixer tap, plumbed for washing machine, plumbed for dishwasher, engineered wood flooring, Upvc window to rear aspect, tiled splashbacks and open through to lounge.

Lounge

15'9" x 14'3" (4.81 x 4.35)

Upvc French doors to rear garden, Upvc windows to both sides additional Velux windows, contemporary radiator and engineered wood flooring.

First Floor Landing

6'9" x 8'7" (2.07 x 2.63)

Upvc window to side aspect, loft access and linen cupboard.

Bedroom One

8'0" x 11'6" (2.44 x 3.52)

Upvc window to front aspect, fitted wardrobes and central heating radiator.

Bedroom Two

9'4" x 8'0" (2.86 x 2.44)

Upvc window to rear aspect and central heating radiator.

Bedroom Three

8'1" x 6'9" (2.47 x 2.07)

Upvc window to front aspect and central heating radiator.

Bathroom

6'9" x 5'11" (2.06 x 1.81)

Freestanding bath with boiler fed shower over, WC and wash hand basin, heated towel rail, tiled splashbacks, tiled floor, extractor and Upvc window to rear aspect.

Garden

Front garden laid to lawn the rear is landscaped for entertaining with paved patio, raised decking area with Gazebo, and shaped awn, gate access to side.

Garage

Single detached garage and block paved driveway.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs	A		
192-234 kWh/m ² /year	B		
155-191 kWh/m ² /year	C		
122-154 kWh/m ² /year	D		
91-121 kWh/m ² /year	E		
62-90 kWh/m ² /year	F		
35-61 kWh/m ² /year	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Planned
Very environmentally friendly - lower CO ₂ emissions	A		
102-151 g/kWh	B		
89-101 g/kWh	C		
75-88 g/kWh	D		
59-74 g/kWh	E		
41-58 g/kWh	F		
13-40 g/kWh	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	