

# BRUNTON

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RESIDENTIAL



**BURNBRIDGE, SEATON BURN, NE13**

Offers Over £240,000

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Fantastic three-bedroom semi-detached home on Burnbridge, Seaton Burn, Newcastle Upon Tyne.

Located in a quiet cul-de-sac, this well-presented home offers comfortable and versatile living over two storeys with no onward chain. The ground floor features a spacious front-aspect lounge, a large dining room with a connecting snug, a modern kitchen, and a convenient ground-floor WC. The first floor hosts three well-proportioned bedrooms and a well-appointed family bathroom. The property further benefits from off-street parking, and an enclosed rear garden.

The property has been remodelled to reflect 'modern living' with extensive upgrades throughout including all new windows and external doors. The roof has also been entirely replaced. Both the larger bedrooms have built in storage/wardrobes and there are two conveniently sized storage cupboards downstairs.

This property enjoys an excellent location offering convenient access to a range of local shops, well-regarded schools, and everyday amenities. It is well served by public transport links and has easy access to major road networks, including the A1, making commuting to Newcastle city centre and surrounding areas straightforward.

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The internal accommodation comprises: a bright and airy entrance vestibule that leads into an entrance hall with stairs rising to the first-floor landing. To the rear of the hallway is a large rear-aspect dining room. To the left, bi-fold doors open into a snug area with sliding doors leading out to the rear garden. The snug then flows into a spacious front-aspect lounge with a feature fireplace. To the right of the dining room is a large, modern, well-equipped kitchen with integral appliances and sleek cabinetry providing excellent storage and work surface space. This area also includes a convenient WC and an access door leading out to the rear garden.

The first-floor landing gives access to three well-proportioned bedrooms and a well-appointed family bathroom with partially tiled walls, a WC, washbasin, and bath with overhead shower. A useful storage cupboard situated just off the landing completes the internal accommodation.

Externally, to the front, the property benefits from a driveway providing off-street parking along with a front garden which is laid with gravel, while the rear garden is enclosed, laid to lawn, and bordered with mature plants & shrubs.



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TENURE : Freehold

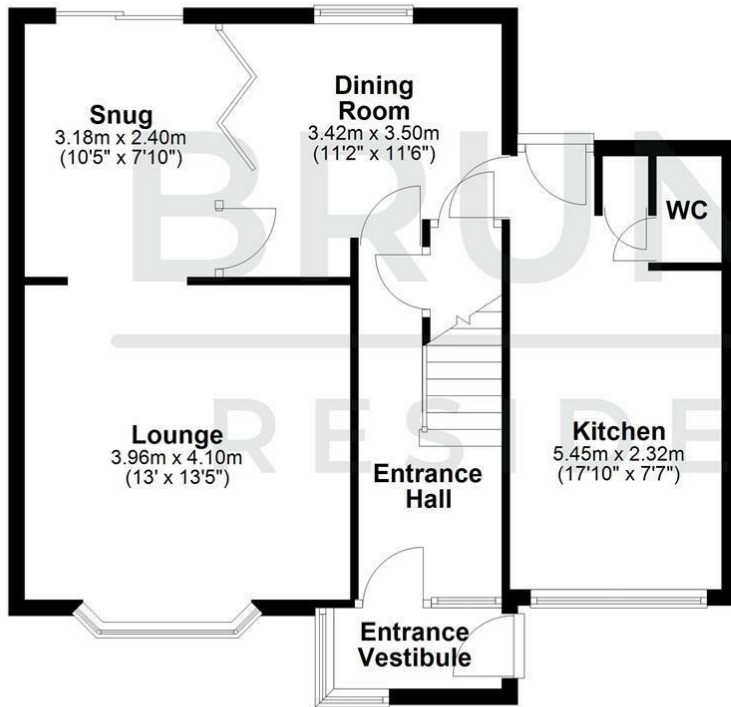
LOCAL AUTHORITY : North Tyneside

COUNCIL TAX BAND : C

EPC RATING : C

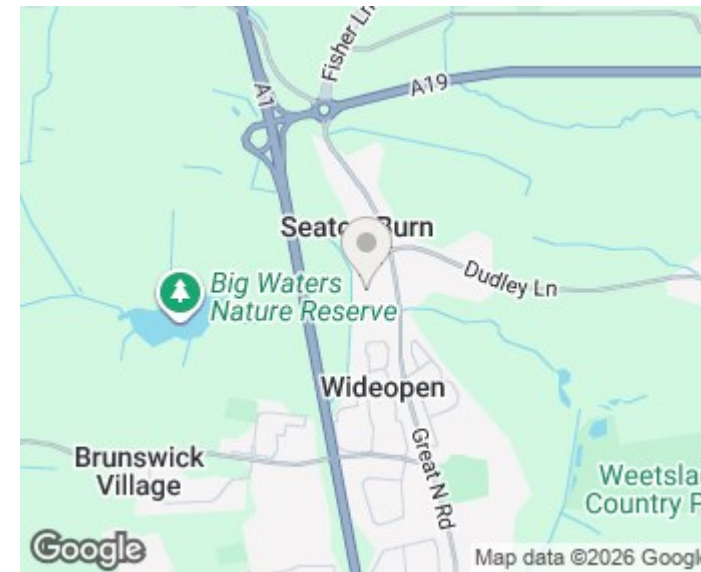
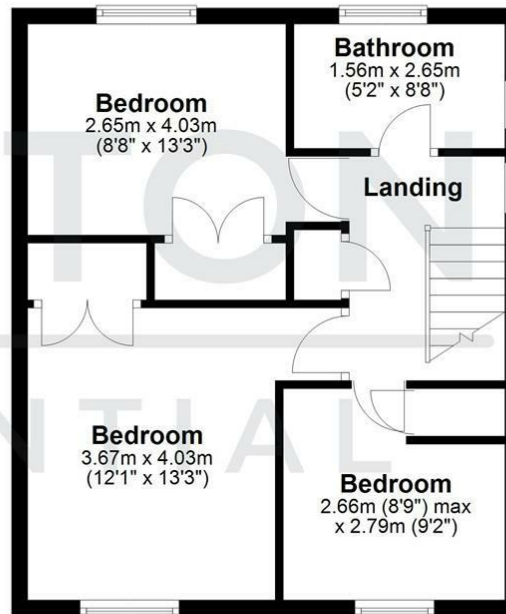
### Ground Floor

Approx. 60.2 sq. metres (647.7 sq. feet)



### First Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		73	79
England & Wales		EU Directive 2002/91/EC	

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