

# BRUNTON

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## RESIDENTIAL



**DUDLEY LANE, SEATON BURN, NE13**

Offers Over £155,000

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Set on a generous corner plot within a popular residential area of Seaton Burn, this well presented three bedroom end terraced property offers spacious gardens, excellent outdoor potential and comfortable family living throughout.

Positioned at the end of the terrace, the home benefits from a larger than average wrap around garden with mature borders, established trees and a sizeable lawn. The rear garden features a greenhouse and planting beds.

Located close to local schools, shops, transport links and Dudley town amenities, this property delivers both convenience and charm in equal measure.

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Upon entering the property you are welcomed in an entrance hall that leads into the main living space and provides access to the staircase rising to the first floor. A bright and comfortable reception room featuring a large window to the front elevation. Beautifully updated with high gloss cabinetry, integrated appliances and generous countertop space, the kitchen offers a stylish and functional cooking environment. A large window overlooks the rear garden, and a door leads conveniently to the hallway and downstairs bathroom. Situated on the ground floor, the spacious family bathroom features a modern white suite including a bath with overhead shower, glass shower screen, pedestal sink and WC.

A central landing provides access to all three bedrooms and a useful store cupboard, offering additional storage. A well proportioned double bedroom with fitted wardrobes stretching across an entire wall, offering impressive storage and a clean, modern feel. Bedroom two is another comfortable double room while bedroom three is well sized single bedroom ideal as a child's room, nursery, study or dressing room.

One of the standout features of this property is its exceptionally large corner plot, offering a wealth of outdoor potential.



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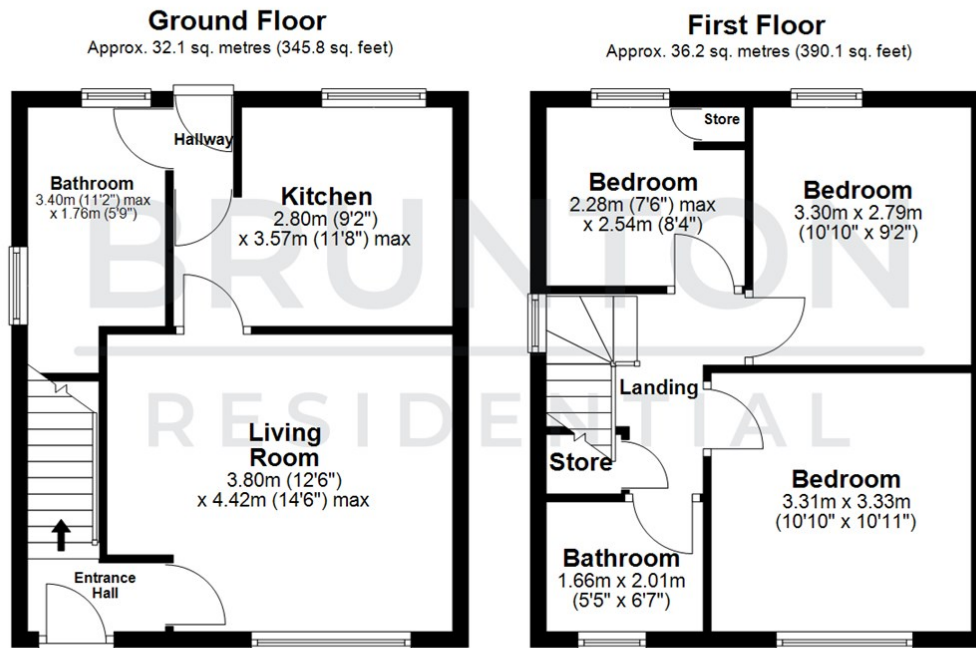
## RESIDENTIAL

TENURE : Freehold

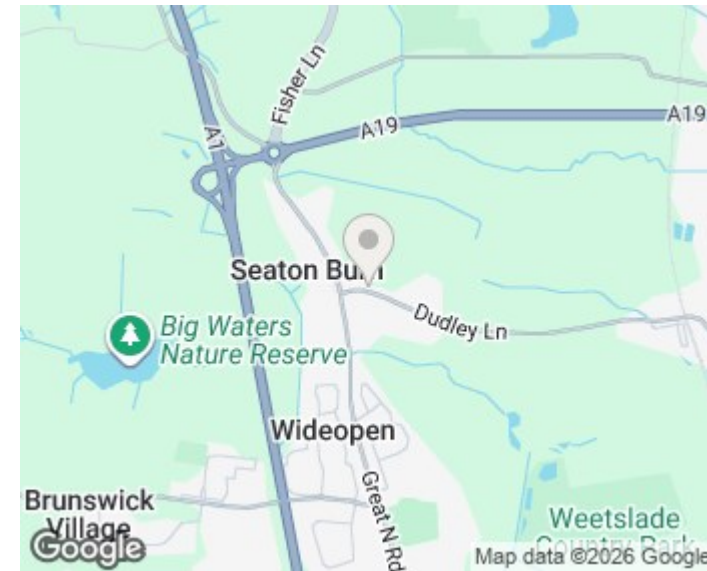
LOCAL AUTHORITY : North Tyneside Council

COUNCIL TAX BAND : A

EPC RATING :



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



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		
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	