

BRUNTON

RESIDENTIAL



EDGEFIELD, NORTHUMBERLAND PARK, NE27

Offers Over £300,000

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Beautifully presented four-bedroom mid-linked town house offering versatile accommodation, integrated garage parking, and a well-designed layout throughout with the benefit of having no forward chain.

The property features a generous living room alongside a fitted kitchen with integrated appliances, tiled flooring, a breakfast bar, and French doors opening onto the rear garden. The flexible layout includes a versatile first-floor bedroom or additional reception room with a Juliet balcony, while the main bedroom benefits from fitted mirrored wardrobes and an en suite bathroom. Externally, the property offers a decked rear garden, an integral garage, and carport parking.

Situated within the popular Northumberland Park development on Edgefield, the property is well placed for access to local shops, schools, supermarkets, and everyday amenities. Excellent transport links are available nearby, including the A19 and Tyne Tunnel, providing convenient access across the region, while Northumberland Park Metro Station offers direct links into Newcastle city centre and surrounding areas. The property is likely to appeal to families and professionals seeking flexible accommodation within a well-connected residential setting.

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The internal accommodation comprises: an entrance hallway with tiled flooring, stairs leading up to the first floor, access to the integral garage, and a convenient WC.

The ground floor continues through to a generous living room with a large front-facing window allowing for plenty of natural light. To the rear, the kitchen has been neatly fitted with a comprehensive range of cream wall and base units complemented by wood-effect work surfaces, tiled splashbacks, and tiled flooring. Integrated appliances include an oven, gas hob and extractor hood, along with additional plumbing and space for white goods. A breakfast bar provides informal dining space, while French doors open directly onto the rear garden, creating a practical and sociable layout.

The first floor landing gives access to three well-proportioned bedrooms, one of which offers versatile use as an additional reception room and features French doors opening onto a Juliet balcony. The main bedroom benefits from fitted mirrored Mr and Mrs wardrobes, built-in storage, and an en suite bathroom fitted with both a bath and a separate shower enclosure.

The second-floor landing gives access to two further double bedrooms, one of which benefits from an en-suite shower room. The family bathroom is fitted with a bath, a wash hand basin and a WC.

Externally, the property benefits from a carport and integral garage providing off-road parking and storage. To the rear, there is an enclosed decked garden offering a low-maintenance outdoor space suitable for seating and entertaining.



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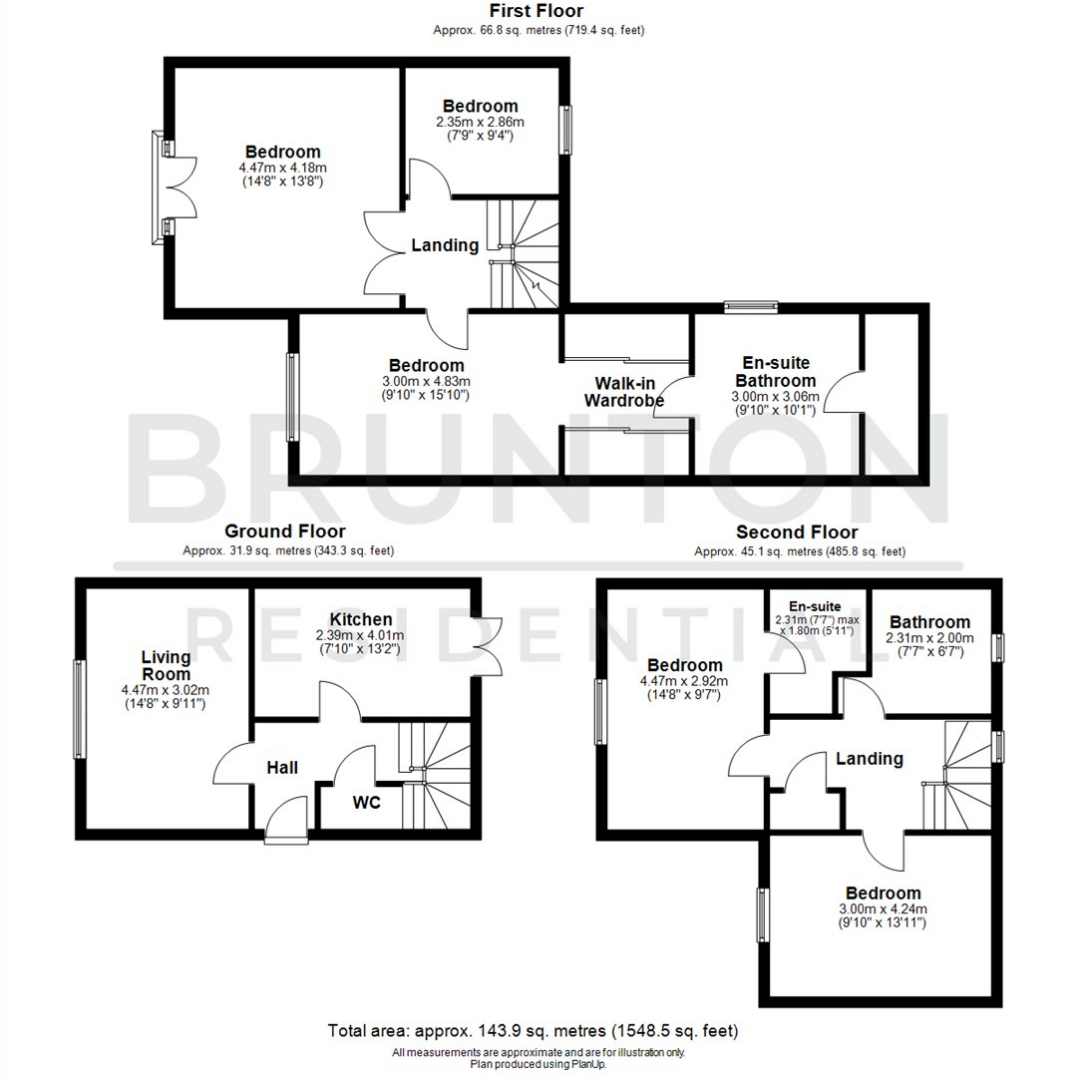
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TENURE : Leasehold

LOCAL AUTHORITY : North Tyneside

COUNCIL TAX BAND : E

EPC RATING : C



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		87	(92-plus) A		85
(81-91) B			(81-91) B		
(69-80) C	78		(69-80) C	76	
(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	