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MOOR DRIVE, WALLSEND, NEWCASTLE UPON TYNE, NE28

Asking Price £147,000

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Well Presented Semi Detached Home Positioned Over Three Floors, with Three Double Bedrooms Including an Impressive 21ft Top Floor Bedroom, 15ft Lounge/Diner, Full Width Kitchen, Great Family Bathroom & Off Street Parking!

This great three bedroom semi-detached home is ideally located on Moor Drive, which forms part of the prestigious East Benton Rise development. Moor Drive, which is accessed from Station Road, is ideally positioned to provide access to Newcastle City Centre and further throughout the region, with links by road via the nearby Coast Road and by rail from Benton Metro Station.

The ground floor features a bright lounge/dining room leading through to a contemporary fitted kitchen with integral appliances and French doors opening onto the rear garden. The upper floors provide flexible bedroom accommodation, including a generous top-floor bedroom with dual aspects and a Velux skylight, alongside a family bathroom. The property further benefits from off-street parking.

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Section 106 Home

Available under a Section 106 agreement with North Tyneside Council, this property is sold at 70% of market value.

To qualify, buyers must demonstrate a local connection to North Tyneside, which may include:

- Current or recent residency in the borough
- Local employment
- Close family connection

Eligibility must be verified by North Tyneside Council prior to progressing a sale. Please enquire for guidance.

The internal accommodation comprises: an entrance vestibule leading into a spacious front-facing lounge/dining room, providing a bright and welcoming principal living space. From here, an internal hallway gives access to a convenient ground floor WC, the staircase rising to the first floor, and the kitchen positioned to the rear of the property.

The kitchen is modern and well-appointed, fitted with a range of floor and wall units offering excellent storage and preparation space. Integral appliances include an oven, hob and extractor fan. French doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor areas and allowing for plenty of natural light.

To the first floor, the landing provides access to two well-proportioned bedrooms and a family bathroom. The front bedroom benefits from a Juliet balcony, while the bathroom is fitted with tiled walls, a WC, wash hand basin, and a bath with overhead shower. A further staircase leads to the top floor where there is useful built-in storage on the landing and access to a generous dual-aspect bedroom featuring a rear-facing Velux skylight, allowing for excellent natural light.

Externally, the property benefits from off-street parking to the front for one vehicle. To the rear is an enclosed garden with timber fencing, incorporating an artificial lawn bordered by a block-paved seating area and pathway. A pergola positioned over the seating area provides an attractive and functional outdoor entertaining space.



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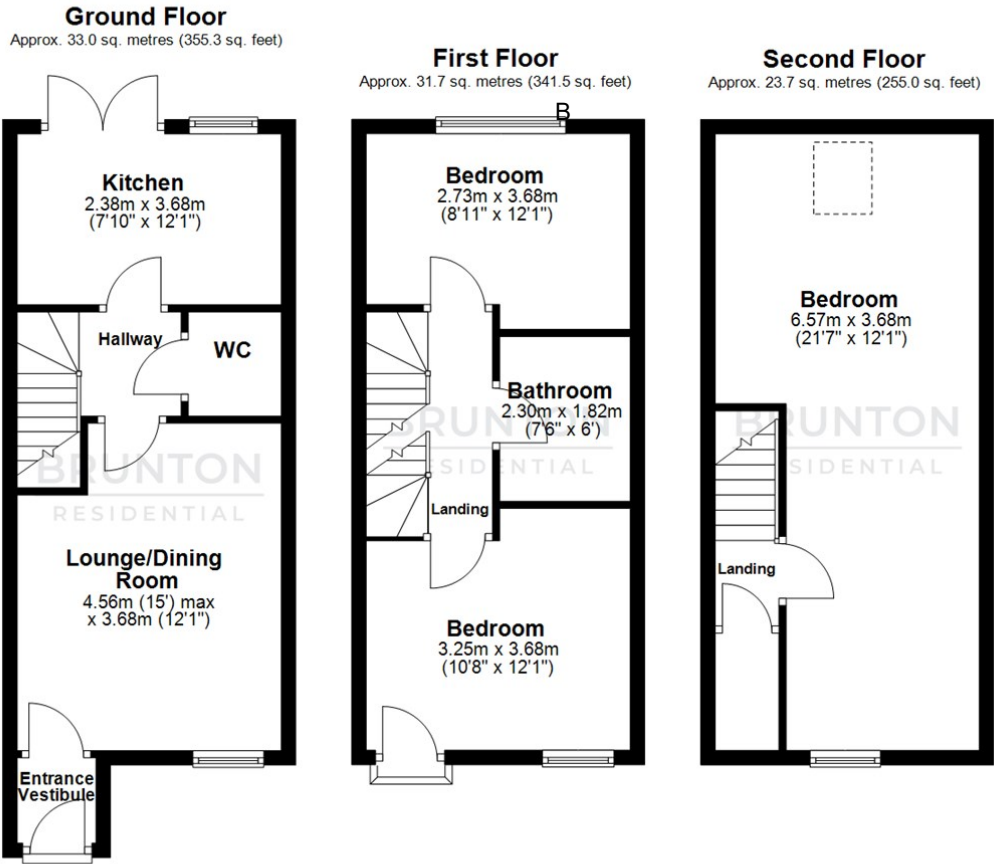
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TENURE : Freehold

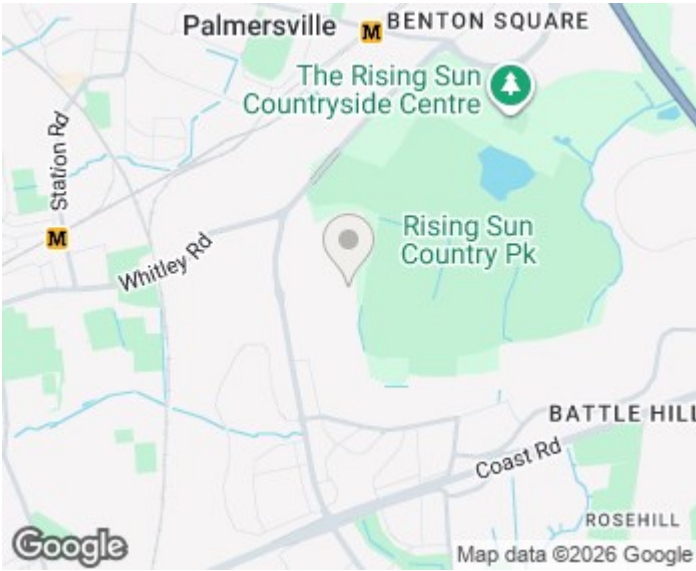
LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : B

EPC RATING : C



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



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		91	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	80		(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	