

BRUNTON

RESIDENTIAL



EBOR STREET, HEATON, NEWCASTLE UPON TYNE

Offers Over £240,000

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Set within a popular residential position, this well-presented three-bedroom home offers comfortable family living with a warm and inviting feel throughout. Thoughtfully arranged accommodation, tasteful presentation and a pleasant enclosed rear patio combine to create a home perfectly suited to first-time buyers, young families or those looking to downsize without compromising on space.

The property flows naturally from the welcoming entrance hall into a cosy lounge featuring a focal fireplace and bespoke-style media wall with built-in shelving. To the rear, the dining room stretches across the width of the home, creating an excellent space for both everyday living and entertaining, with easy access into the fitted kitchen and onward to the enclosed outdoor seating area.

The property is ideally placed for access to local amenities, schools and transport links, making it a practical choice for commuters and growing families alike. Nearby shops, green spaces and everyday conveniences further enhance the appeal of this well-balanced home in a well-established location.

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The internal accommodation comprises: an entrance hall with stairs to the first floor. To the right, a door opens into a welcoming lounge with a forward-facing window, a feature fireplace and a TV wall with built-in shelving on either side. Off the lounge, and spanning the width of the property, is a dining room with useful storage and aspects over the rear patio. From the dining room, there is access to a well-equipped kitchen, which is fitted with a range of wall and base units, alongside integrated appliances. There is also a window overlooking the patio, as well as doored access to the patio. To the rear of the kitchen is a family bathroom, with a shower over the bath.

The first-floor landing provides access to three well-proportioned bedrooms. The two bedrooms to the rear are smaller doubles, while the larger bedroom to the front is also a double and overlooks the front of the property.

Externally, the property benefits from an enclosed rear patio with space for outdoor seating, creating a cosy space for everyday family life.



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND :

EPC RATING : E

