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BEANLEY PLACE, NEWCASTLE UPON TYNE, NE7

Offers Over £240,000

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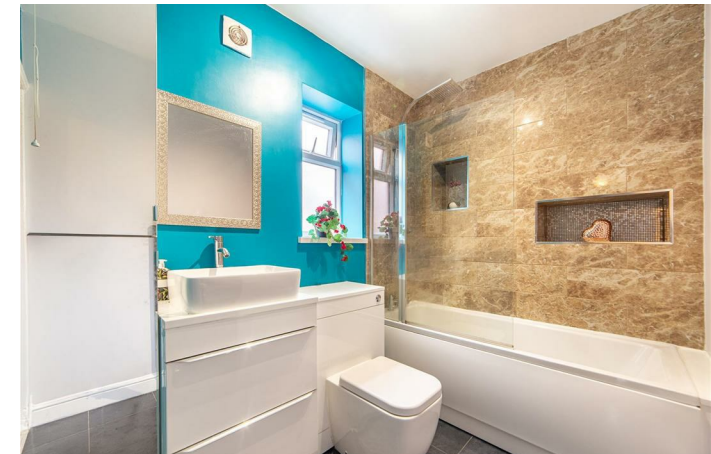
Beautifully presented three-bedroom end-terrace house offering a modern layout with open-plan living, located on Beanley Place, Newcastle Upon Tyne.

The property is arranged over two storeys and features a welcoming entrance hallway with a ground-floor shower room, leading through to a spacious lounge which connects to the kitchen diner at the rear. The first floor provides three bedrooms and a family bathroom, with the home further benefiting from off-road parking and an enclosed rear garden.

Situated on Beanley Place in Newcastle Upon Tyne, the property is well placed for access to a range of local shops, supermarkets and everyday amenities. There are well-regarded schools nearby, along with convenient public transport links and regular bus routes into Newcastle city centre. The property also benefits from good road connections to surrounding areas, making it a practical choice for commuting. Overall, the location is well-suited to first-time buyers, families and professionals seeking convenience and accessibility.

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The internal accommodation comprises: a welcoming entrance hallway with stairs leading up to the first floor and an understairs storage cupboard, with a ground floor shower room positioned off the hallway, fitted with modern tiling and a three-piece suite, providing a practical and convenient addition, and the lounge located to the right.

The lounge is a bright and generously proportioned reception space, finished with wood-effect flooring and offering ample room for furnishings, creating a comfortable and well-presented living area with an open-plan feel, flowing through to the kitchen diner at the rear.

The kitchen/diner is a standout feature, fitted with a sleek range of high gloss wall and base units with complementary work surfaces and integrated appliances including an oven, gas hob and extractor, alongside space and plumbing for additional appliances. A breakfast bar provides informal dining space, while pendant lighting above the dining area and two skylights within the kitchen diner enhance the space with additional natural light. The continuation of the flooring adds to the flow, and French doors open onto the rear garden.

On the first floor, the landing provides access to three bedrooms and the family bathroom. The main bedroom and second bedroom are generous doubles with fitted wardrobes and sliding doors, while the third bedroom is a well-proportioned single room suitable for a variety of uses. The family bathroom is stylishly appointed, featuring tiled flooring, a modern suite with bath and shower over, contemporary wall tiling, and a vanity unit.

Externally, the property offers a block paved driveway to the front providing off-road parking, with a fantastic enclosed south facing rear garden laid to lawn, along with a patio and decked seating area.



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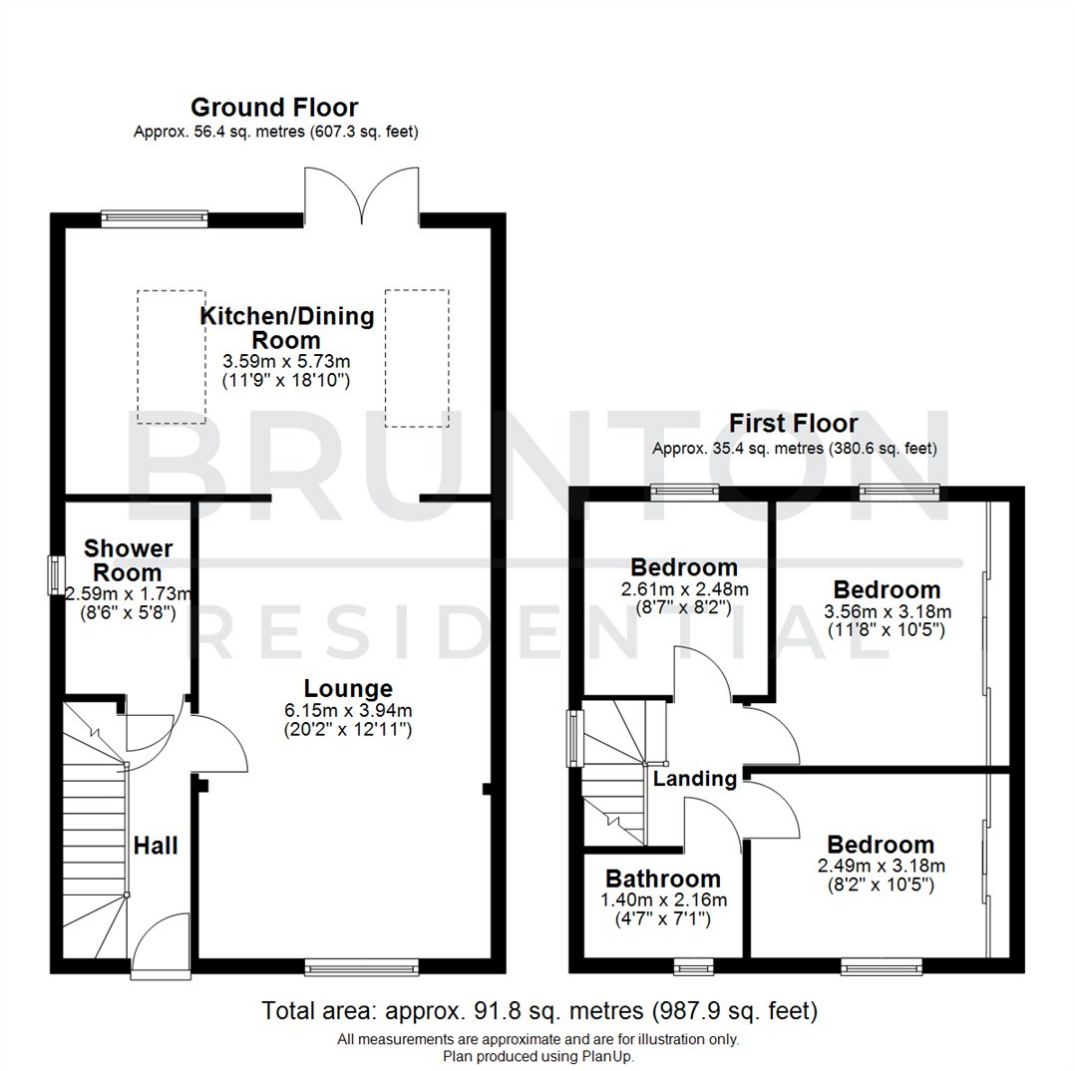
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

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		84	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	71		(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	