

# BRUNTON

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## RESIDENTIAL



**STONELEIGH AVENUE, NEWCASTLE UPON TYNE, NE12**

**Offers Over £180,000**

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Well-presented three-bedroom end-terrace home, occupying a pleasant position within the popular residential area of Longbenton in Newcastle upon Tyne.

The property offers spacious accommodation throughout, including a generous dual aspect lounge, a separate dining room with stairs to the first floor, a fitted kitchen, and a conservatory overlooking the rear garden. To the first floor are three bedrooms and a modern shower room, providing practical accommodation suited to a range of buyers. Externally, the home benefits from low-maintenance front and rear gardens with patio seating areas and artificial lawn.

Stoneleigh Place is a popular residential development located in Longbenton, popular with first-time buyers, families and professionals thanks to its convenient location and strong transport links. The area offers easy access to Newcastle Quorum Business Park, local schools, shops and nearby Metro stations, while also benefiting from green spaces and a well-established community feel.

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The internal accommodation comprises: a welcoming entrance hallway with access to a convenient ground floor WC. There is a handy storage cupboard located in the entrance hallway, located under the stairs, with a door to the right of the staircase leading through to the dining room area.

The kitchen is accessed via the dining area, and is located on the front aspect of the property. There are a further two doors, which lead to the rear porch and the dual aspect living room, with a window to the front and French Doors to the rear, with access to the rear garden.

Stairs located in the dining room lead up to the first floor. From here, the landing splits left and right, with Bedroom one and three located to the right, and bedroom two and the family bathroom located to the left. Bedrooms one and two are both double rooms, with front aspect windows in both rooms. Bedroom three is a single room with a front aspect window. The family bathroom is fully tiled, and fitted with walk-in shower, toilet and sink, along with a rear aspect window letting in lots of natural light.

Externally, the property features low maintenance gardens to the front and rear, with the front garden mostly laid to stone, with a boundary fence, and the rear garden is a mix of paved, laid to stone and artificial grass. Parking is on street, with communal parking spaces located to the front of the property.



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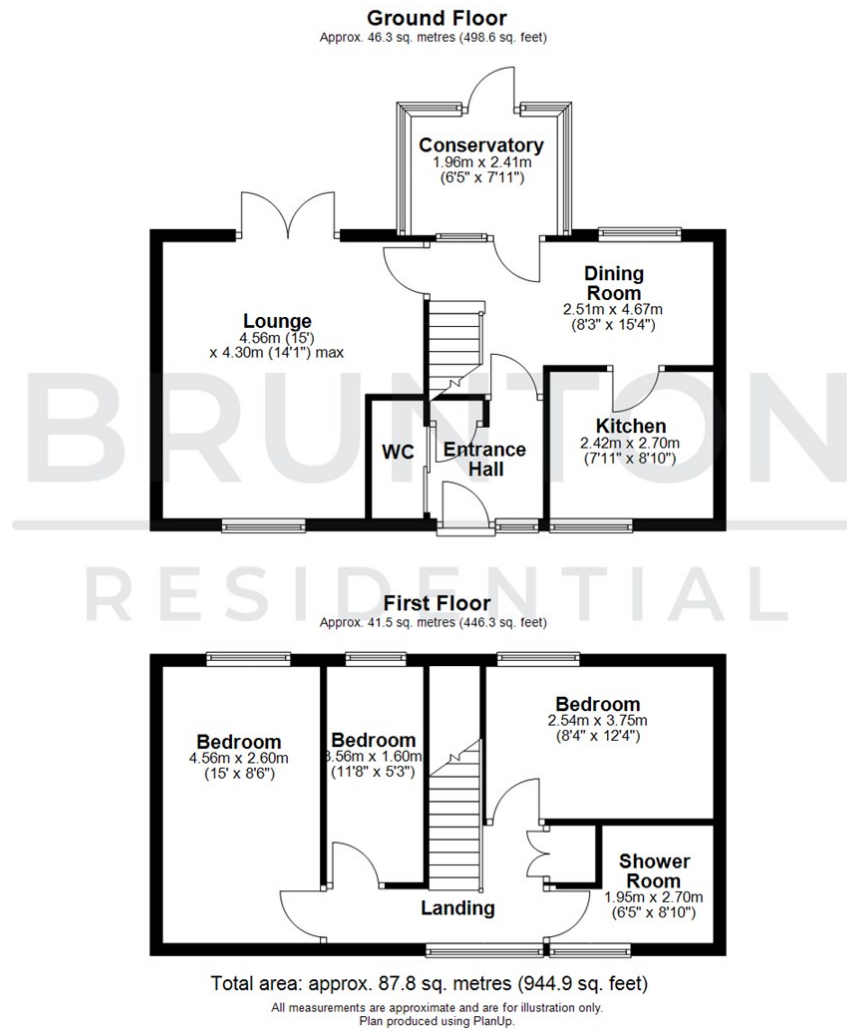
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : A

EPC RATING : C



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			
		72	77
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			
(82 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	