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HARTINGTON ROAD, NORTH SHIELDS, NE30

Offers Over £200,000

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Well-presented two-bedroom semi-detached home conveniently positioned within a popular residential area of North Shields, offering spacious accommodation and generous outdoor space.

The property benefits from a spacious front lounge with feature fireplace, separate dining room with access to the rear garden, fitted kitchen, substantial utility room, two well-proportioned double bedrooms, and a modern family bathroom. Externally, the property enjoys driveway parking to the front alongside an enclosed rear garden with lawned and paved seating areas ideal for outdoor entertaining.

North Shields remains a highly popular coastal town offering a wide range of shops, restaurants, schools, and leisure facilities alongside excellent transport links into Newcastle and the wider region. The property is conveniently positioned for access to nearby beaches, coastal walks, Tynemouth, and the Fish Quay, making it an attractive location for a range of buyers.

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The internal accommodation comprises: an entrance hallway with staircase rising to the first-floor landing and access into the principal ground-floor accommodation. Positioned to the front elevation is a spacious lounge featuring a large front-facing window allowing for excellent natural light, alongside a feature fireplace creating an attractive focal point. To the rear of the property is a separate dining room providing space for formal dining furniture and offering direct access out onto the rear garden.

To the end of the entrance hall is a fitted kitchen, which benefits from a range of modern wall and base units complemented by ample work surface space and views over the rear garden. Positioned off the kitchen is a substantial utility room providing additional storage and appliance space.

To the first floor, the landing provides access to two well-proportioned double bedrooms and a family bathroom fitted with a bath with shower over, WC, and wash hand basin.

Externally, the property benefits from a driveway to the front providing off-street parking, whilst to the rear is an enclosed garden featuring lawned and paved seating areas creating an excellent outdoor space for relaxing and entertaining.



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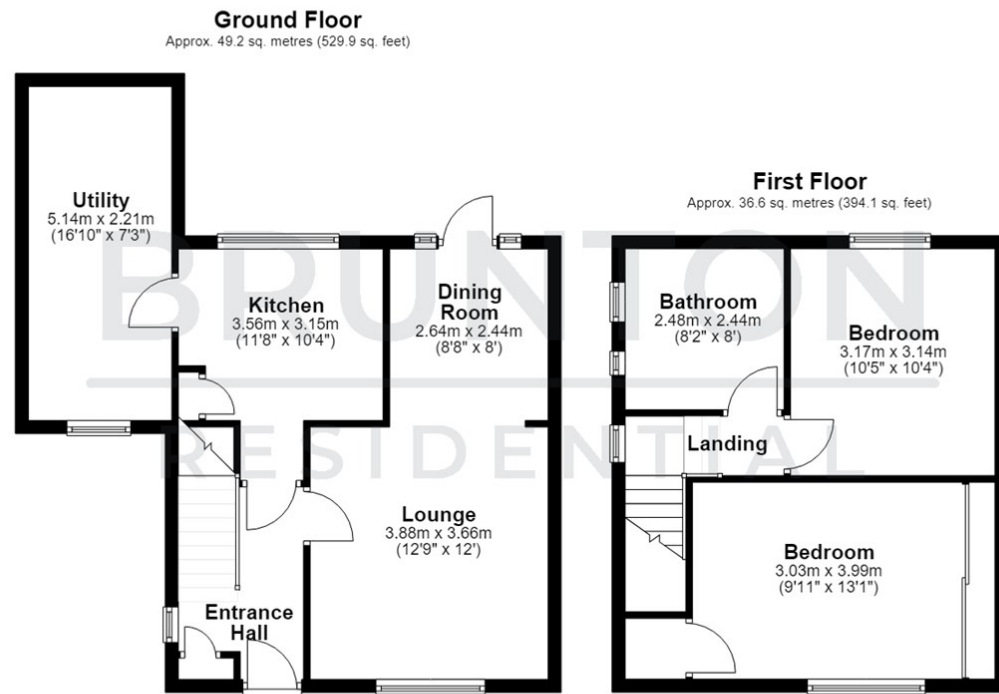
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TENURE : Freehold

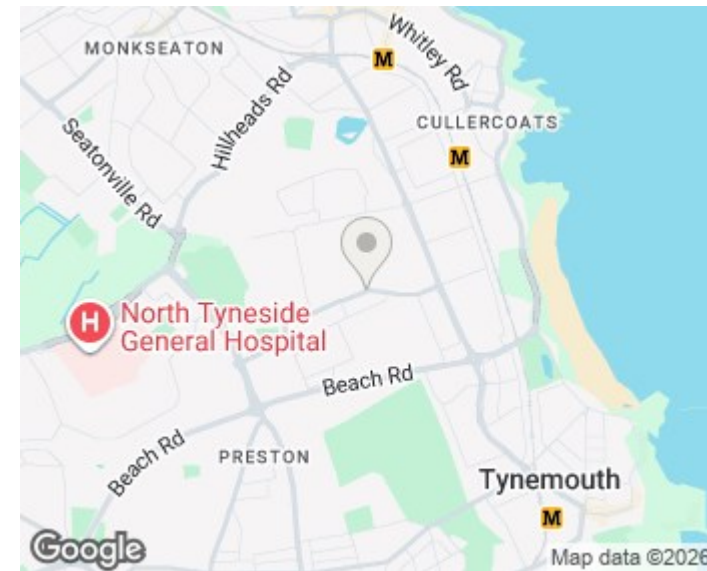
LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : B

EPC RATING :



Total area: approx. 85.9 sq. metres (924.1 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	