

# BRUNTON

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## RESIDENTIAL



**MILL VALE, NEWBURN, NE15**

**Offers Over £210,000**

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### FOUR BEDROOMS – SEMI DETACHED – SPACIOUS LAYOUT OVER THREE FLOORS

Brunton Residential are delighted to offer this well-presented four-bedroom semi-detached home, ideally located in Mill Vale, Newburn, Newcastle Upon Tyne.

Set across three floors, the property features four bedrooms, two of which benefit from en-suite shower rooms. The ground floor offers a generous kitchen/dining room with separate utility and WC.

Situated in a popular residential area, this property offers easy access to local amenities and excellent transport links to Newcastle and beyond.

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Upon entering, you are welcomed into an entrance hallway with wood-effect flooring continuing throughout the ground floor, a storage cupboard to the left, stairs to the first floor, and bedroom to the right, currently being used as a home office, with a front-aspect window.

At the end of the hallway, you'll find a spacious and well-equipped kitchen/diner spanning the width of the property, featuring a range of wall and floor units, integrated appliances including an oven and hob, granite worktops with splashbacks, space for additional appliances, and a useful storage cupboard. There is ample space for a dining table, and French doors open out to the rear courtyard. From here, access is provided to a utility room fitted with additional storage cupboards, wood worktops, a sink, and space for further appliances, along with an external door leading outside and access to a ground floor WC.

On the first floor, the landing leads to the properties first bedroom with fitted wardrobes and the lounge which features a Juliet balcony and a built-in storage unit. Both rooms are serviced by a family bathroom comprising a bath, washbasin, WC, tiled flooring, part-tiled walls, and a useful understairs storage cupboard on the landing.

The second floor offers two further double bedrooms, each with fitted wardrobes, Velux windows, and their own en suite shower rooms.

Externally, the property benefits from a paved rear courtyard with fenced boundaries, and a detached garage offering off-street parking or further storage options.



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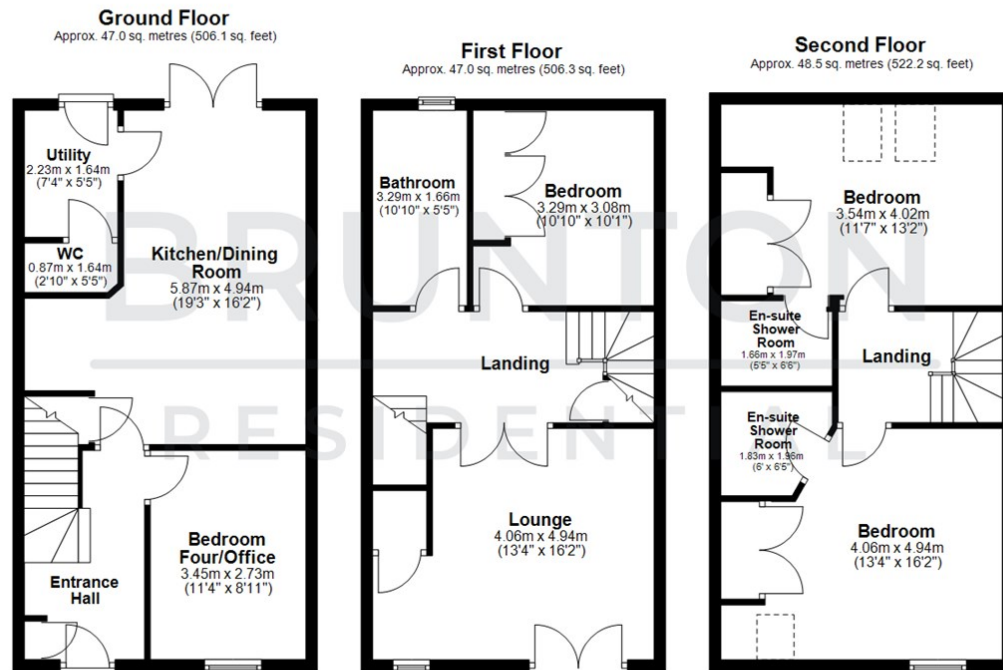
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : C



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

