

BRUNTON

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ELFORD AVENUE, NEWCASTLE UPON TYNE, NE13

£525,000

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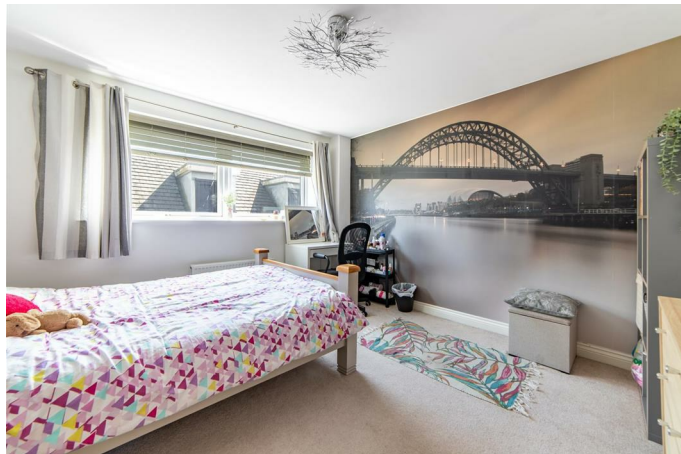
Impressive family home offering generous and versatile accommodation arranged across multiple floors, with a well-planned layout that provides excellent flexibility for modern family living. With six bedrooms, spacious reception areas and a detached double garage, the property offers an excellent combination of space, practicality and comfort.

The ground floor provides a welcoming kitchen/breakfast room with central island, a bright dual-aspect dining room, useful utility area and convenient WC, while the upper floors provide six bedrooms alongside a generous living room with Juliet balcony. The principal bedroom benefits from built-in wardrobes and an en-suite shower room, further enhancing the property's appeal.

Elford Avenue is well positioned for access to Newcastle and the surrounding areas, with a range of local amenities, schooling and transport links within easy reach. The property's generous gardens, extensive parking and spacious accommodation make it particularly well-suited to families seeking a substantial home in a convenient Newcastle location.

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The internal accommodation comprises: an entrance hall with stairs to the first floor and useful storage cupboards. To the left, a welcoming kitchen/breakfast room overlooks the front of the property. The kitchen is fitted with a range of wall and base units and integrated appliances, alongside a central island. Off the kitchen/breakfast room is a bright dual-aspect dining room. To the rear of the entrance hall is a useful utility area with further plumbing for appliances and a convenient ground-floor WC and garden access.

The first-floor landing gives access to two good-sized bedrooms and a living room spanning the length of the property that enjoys a Juliet balcony.

Further stairs lead to the second floor where there are four bedrooms. The principal bedroom to the front benefits from built-in wardrobes and an en-suite shower room, while a well-appointed family bathroom serves the remaining bedrooms.

Externally, the property benefits from a detached double garage and driveway offering off-street parking for multiple vehicles. The property also features wraparound gardens that have been laid mainly to lawn with paved patio seating areas, creating the ideal space for everyday family life and entertainment.



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : G

EPC RATING : B



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	