

# BRUNTON

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## RESIDENTIAL



**ABBOTSMEADE CLOSE, NEWCASTLE UPON TYNE, NE5**

**£120,000**



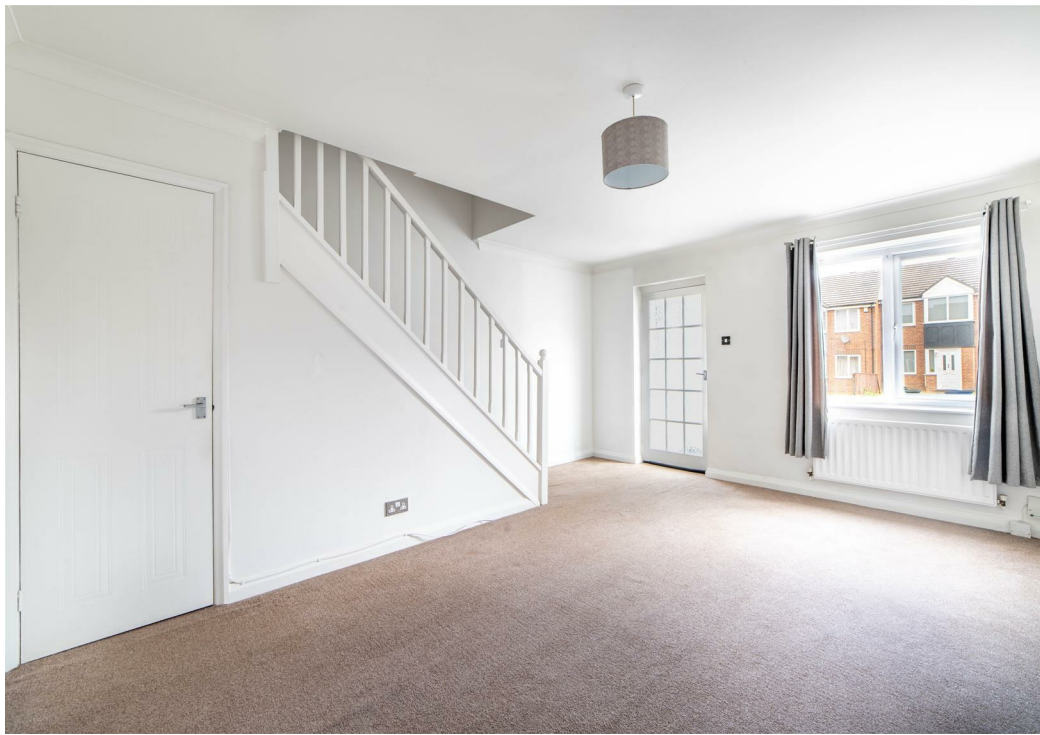
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Well-presented two-bedroom terraced home situated within a popular residential area of Newcastle Upon Tyne.

A particular highlight is the spacious lounge, which provides a bright and comfortable living space with a staircase rising to the first floor. The contemporary kitchen/dining room is fitted with a range of wall and base units and integrated appliances including an oven, hob and extractor hood, while providing ample space for everyday dining. The first floor comprises two well-proportioned bedrooms served by a modern family bathroom. The property further benefits from an enclosed garden and off-street parking.

The property is conveniently located close to a range of local amenities, schools and leisure facilities, with excellent transport links providing easy access to Newcastle city centre, the A1 and surrounding areas. Nearby supermarkets, shopping facilities and regular bus services further enhance the convenience of this well-connected location.



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The internal accommodation comprises: an entrance porch leading into the spacious lounge, a bright and welcoming reception room positioned to the front of the property with a staircase rising to the first-floor landing. A door from the lounge leads through to the kitchen/dining room, which is fitted with a range of wall and base units with complementary work surfaces and integrated appliances including an oven, hob and extractor hood. The room offers ample space for dining furniture, while a door provides direct access to the rear garden.

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

Externally, the property benefits from off-street parking to the front. To the rear is an enclosed garden, predominantly laid to lawn, providing an excellent outdoor space with scope for further landscaping.





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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : C

