

BRUNTON

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AUSTRAL PLACE, BRUNSWICK GREEN, NE13

Offers Over £300,000

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Brunton Residential are delighted to present this well-proportioned four-bedroom detached home, situated in the charming area of Austral Place, Brunswick Green.

This property offers four good-sized bedrooms, all benefiting from fitted wardrobes. The home features a spacious lounge and an additional versatile reception room, ideal for a variety of uses.

Additionally, the property benefits from a detached garage for added convenience.

Located in Brunswick Green, this home offers easy access to local amenities and is within close reach of Newcastle Upon Tyne. The area also provides excellent transport links and access to well-regarded schools.

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Upon entering, you are welcomed into an entrance hall with stairs leading to the first-floor landing. To the right, a generous lounge, spanning the depth of the home and features a large front-aspect window and bi-fold doors opening to the rear. Double doors lead into a good-sized versatile reception room, currently used as a music room and living space, with further double doors providing access to the decked seating area outside. From here, another flexible room, currently used as an office, can be accessed.

The ground floor also includes a good-sized utility room leading into a well-equipped breakfasting kitchen with ample storage cupboards, a rear-facing window, and a door leading outside. A WC completes the ground floor.

Upstairs, there are four well-proportioned bedrooms, all benefiting from fitted wardrobes. The family bathroom is fitted with a freestanding bath, walk-in shower, wash basin, and WC.

Externally, the property features mature front and rear gardens, mainly laid to lawn. The rear garden includes a raised decked seating area, providing an ideal space for outdoor relaxation. There is also a detached garage, offering off-street parking or additional storage space.

Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.



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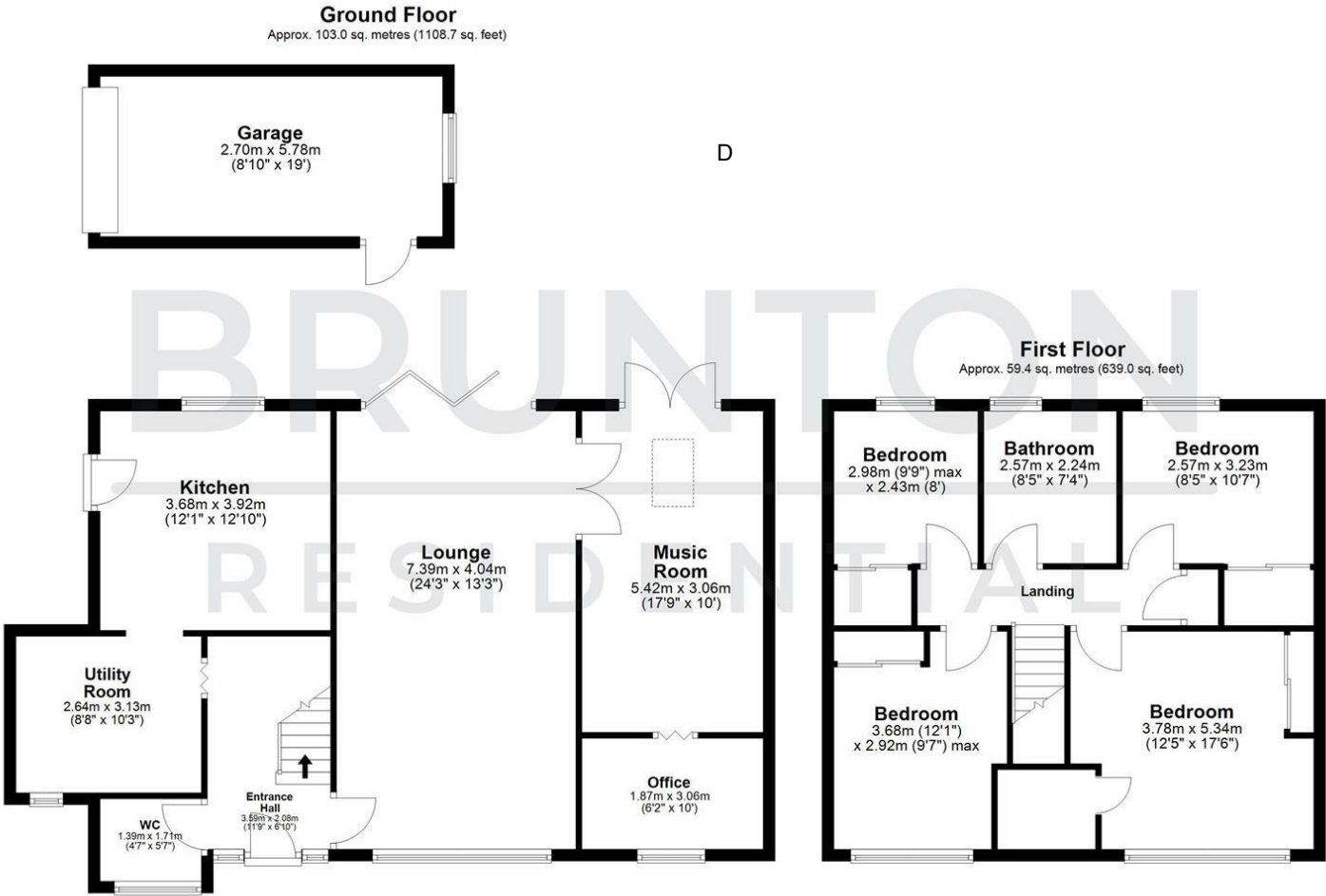
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TENURE : Leasehold

LOCAL AUTHORITY : North Tyneside Council

COUNCIL TAX BAND : D

EPC RATING : C



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