

BRUNTON

RESIDENTIAL



TYNE VIEW, CLARA VALE, NE40

Offers Over £195,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Brunton Residential are thrilled to present this excellent two bedroom end terrace in the village of Clara Vale, this property offers a rare opportunity to enjoy rural living just a short distance from city amenities.

Clara Vale boasts a strong community spirit, with a refurbished village hall. There are also excellent sports and green spaces, including children's play park, a cricket pitch and football grounds. Clara Vale also has a community orchard and allotment gardens.

Transport links are excellent, with regular bus services nearby and Wylam train station just over a mile away, offering direct rail access to Newcastle and Carlisle. The A69 is also within easy reach, providing fast road connections across the region. Newcastle International Airport is around five miles away.

Families will benefit from a choice of highly regarded primary schools close by, and Thorp Academy for secondary education is less than a mile from the village. Shops, GPs, and other everyday amenities are easily accessible in nearby Ryton, Crawcrook, and Wylam.

This is a fantastic opportunity to own a home in one of Tyne & Wear's most desirable and well-connected rural communities.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation briefly comprises: Access via double doors into a spacious lounge with wood flooring, an inglenook fireplace with stove, under-stairs storage, and stairs to the first floor. From the lounge, there is access into the large kitchen/diner at the rear, fitted with a range of high quality wall and base units, tiled splashbacks, and integrated appliances including an oven, hob, and extractor fan. The kitchen also offers space for additional appliances, tiled flooring, ample room for a dining table, and an external door leading outside.

To the first floor, the landing gives access to two well-proportioned bedrooms, with the principal bedroom enjoying a dual-aspect layout. The family bathroom is fully-tiled and equipped with a bath, separate shower cubicle, wash basin, WC, and heated towel rail.

Externally, the property features a rear courtyard with a log store and shed, enclosed by attractive walled boundaries. To the front, there is an excellent patio area bordered by hedging and fencing, complemented by a variety of mature shrubs, potted plants and excellent countryside views.



BRUNTON

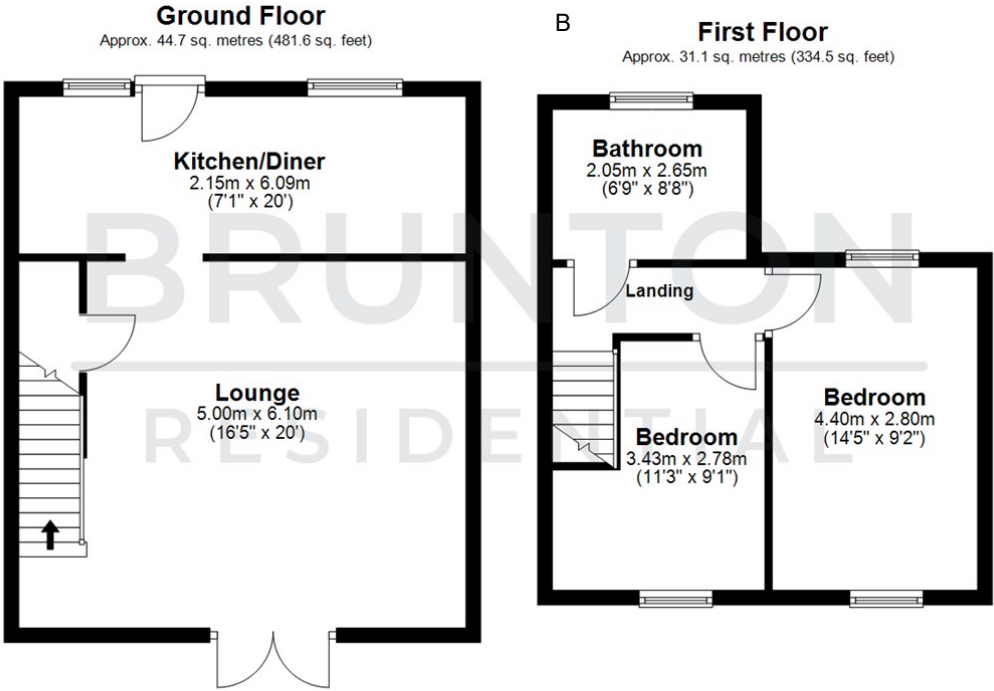
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Gateshead

COUNCIL TAX BAND : B

EPC RATING : C



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

