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RUSSELL SQUARE, SEATON BURN, NE13

Offers Over £195,000

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Modern three-bedroom detached home situated on Russell Square in Seaton Burn, Newcastle Upon Tyne.

This family home has a two-storey layout with the ground floor featuring a generous lounge and superb kitchen/dining room. The upper floor hosts three well-proportioned bedrooms and a family bathroom. The property further benefits from off-street parking, an enclosed rear garden, and a versatile garden studio.

Ideally located in Seaton Burn, the property is within easy reach of local shops, supermarkets, and amenities. Highly regarded schools are nearby, and excellent transport links include regular bus services and quick access to the A19 and A1, providing convenient connections into Newcastle City Centre and surrounding areas.

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The internal accommodation comprises: an entrance hallway with stairs leading to the first floor and a useful understairs storage cupboard. To the rear is a generous lounge with a feature fireplace, a rear aspect window, and French doors opening out onto the garden. Further French doors from the lounge lead into a superb kitchen/dining room, which is well equipped with integral appliances and sleek cabinetry, offering excellent storage and ample work surface space.

The first-floor landing gives access to three well-proportioned bedrooms and a fully tiled family bathroom comprising a WC, washbasin, and bath with an overhead shower. The bedroom to the rear right benefits from built-in wardrobes with sliding doors, while a storage cupboard located off the landing completes the accommodation.

Externally, to the front, the property offers a graveled driveway providing off-street parking for two cars. Set to the side of the property is a high-quality, timber-framed garden studio complete with full electrics and plumbing. Currently used as a workspace, this versatile room offers endless possibilities — ideal as a dedicated home office, creative studio, gym, hobby room, or even guest accommodation.

To the rear is an enclosed garden bordered with timber fencing and laid mainly to lawn. A block-paved seating area and walkway lead to a raised deck, creating a versatile outdoor space ideal for relaxing or entertaining.



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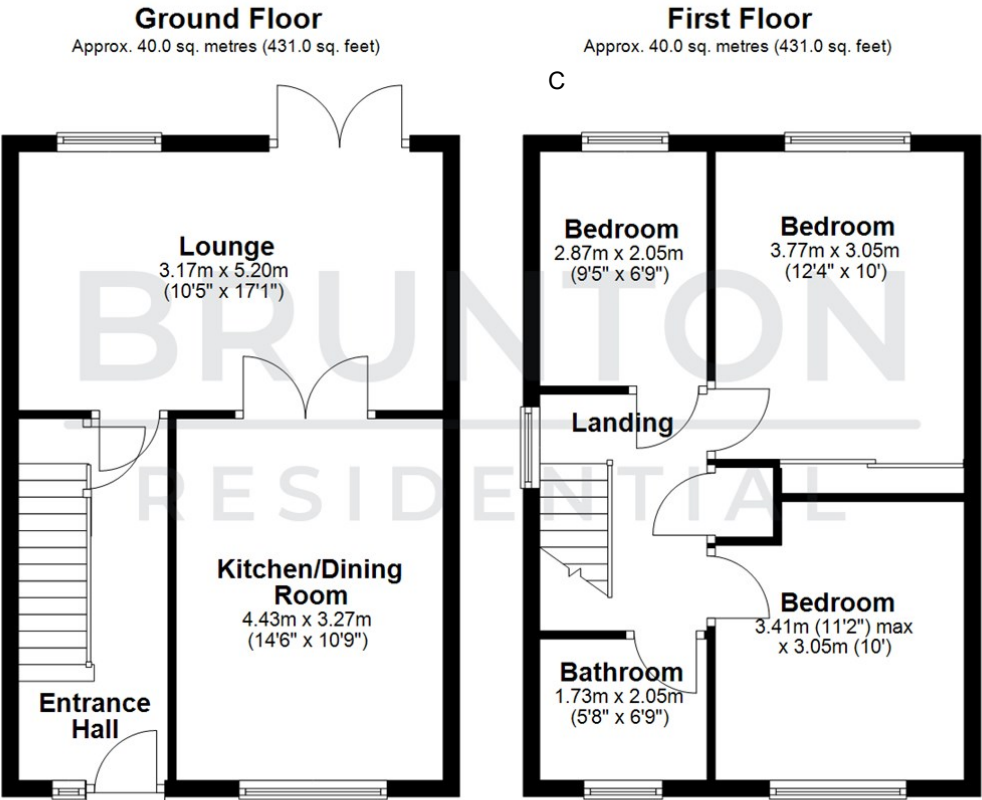
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TENURE : Freehold

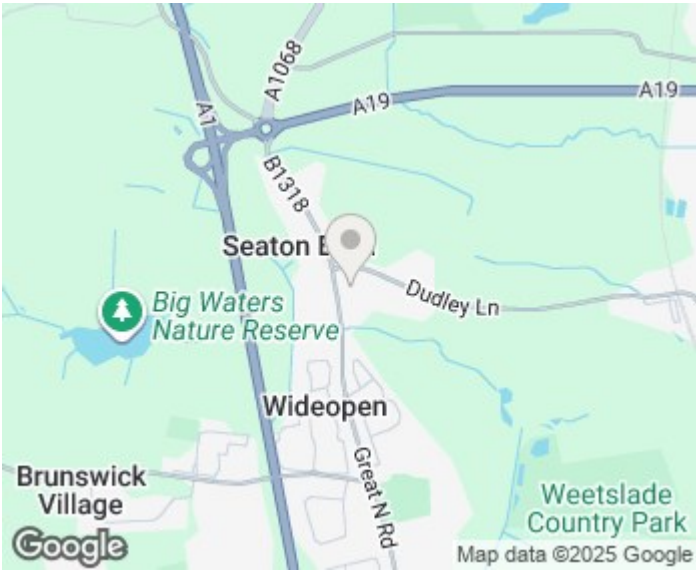
LOCAL AUTHORITY : North Tyneside

COUNCIL TAX BAND : C

EPC RATING :



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



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	