

BRUNTON

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BURNBRIDGE, SEATON BURN, NE13

Offers Over £210,000

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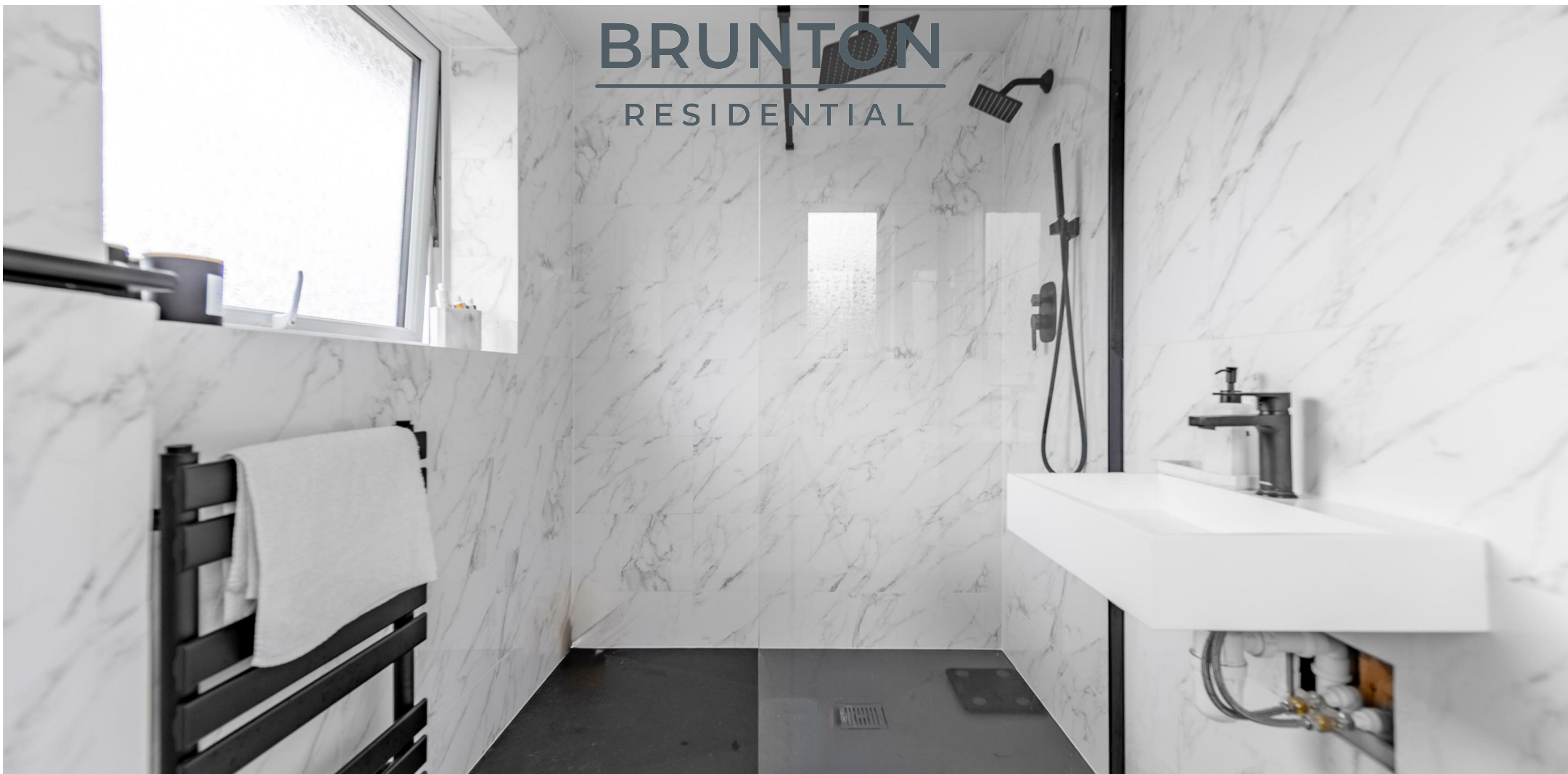




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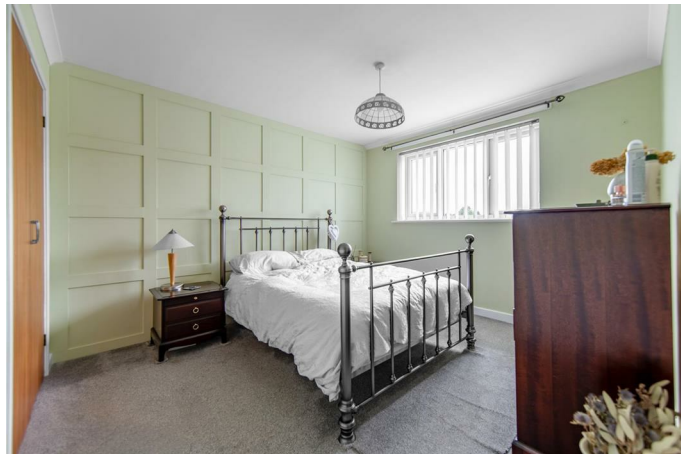
Beautifully Presented Semi-Detached Home with Conservatory and Brand-New Bathroom

This attractive and well-maintained semi-detached property offers stylish and comfortable living throughout. The home features a stunning newly fitted bathroom, showcasing contemporary fixtures and a luxurious walk-in shower. The property enjoys an attractive front garden, driveway with garage,

This property enjoys an excellent location offering convenient access to a range of local shops, well-regarded schools, and everyday amenities. It is well served by public transport links and has easy access to major road networks, including the A1, making commuting to Newcastle city centre and surrounding areas straightforward.

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Entering the property via the porch, you have access to the warm and inviting living room, featuring attractive wood flooring, soft décor, and plenty of natural light, creating a welcoming atmosphere.

A separate door leads you into the spacious kitchen/diner, fitted approximately ten years ago, provides ample storage, sleek black worktops, and integrated appliances, complete with a breakfast bar and dining area perfect for family gatherings and entertaining. Sliding doors lead directly into a bright conservatory, offering a peaceful space to relax and enjoy views of the lovely rear garden.

Upstairs, there are two generous double bedrooms, both beautifully presented, along with a versatile third bedroom that could be used as a comfortable single bedroom, nursery, or a well-sized home office/study.

Outside, the property boasts a charming front garden, driveway with garage, and a delightful rear garden filled with mature plants and greenery.

Situated in a sought after residential area, this property offers a wonderful balance of modern comfort and homely charm perfect for couples, families, or professionals alike.



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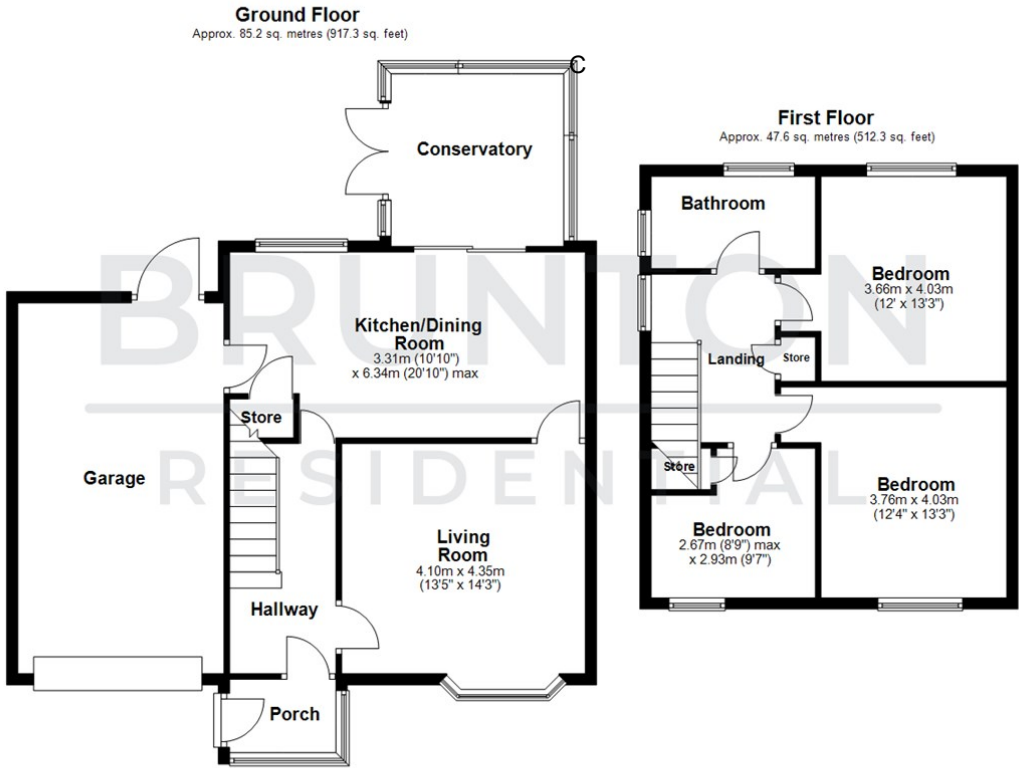
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TENURE : Leasehold

LOCAL AUTHORITY : North Tyneside

COUNCIL TAX BAND : C

EPC RATING : C



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		88
(81-91) B		
(69-80) C	75	
(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	