

BRUNTON

RESIDENTIAL



REED AVENUE, CAMPERDOWN, NEWCASTLE UPON TYNE, NE12

£140,000

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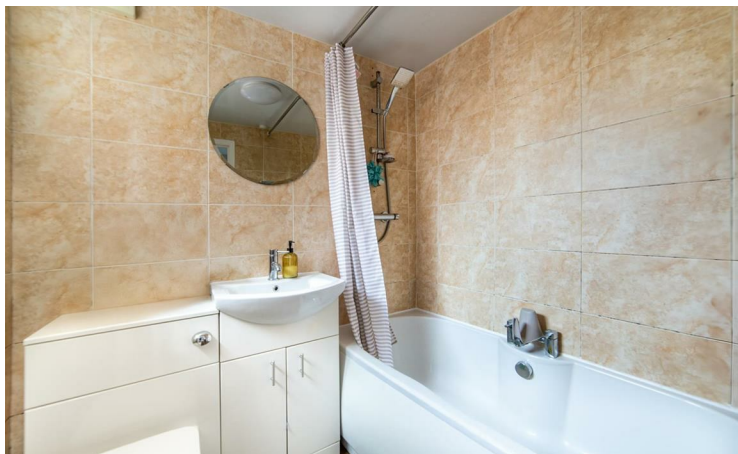
Delightful three-bedroom terraced home on Reed Avenue in Camperdown, Newcastle upon Tyne.

This family home offers well-presented accommodation across two floors. The ground floor features a welcoming and spacious lounge, a well-equipped kitchen/dining room and a well-appointed family bathroom, while the first floor hosts three good-sized bedrooms. Externally, the property benefits from an enclosed rear garden and off-street parking.

This property is ideally located within a popular residential area, the property benefits from excellent local amenities, nearby schools, and convenient transport links, making it an attractive option for families and professionals alike.

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The internal accommodation comprises: an entrance hall with stairs leading to the first-floor landing. To the left is a spacious front-aspect lounge featuring a fireplace and useful under-stairs storage. To the rear, a door opens into an L-shaped open-plan kitchen/dining room. The kitchen is well-equipped with ample floor and wall units, excellent storage, generous countertop space, an oven, hob, and extractor fan. From the dining area, there is a door leading out to the rear garden, while a further door provides access to a well-appointed family bathroom with tiled flooring, a WC, washbasin, and bath with overhead shower.

The first-floor landing gives access to three bedrooms, two of which are doubles, alongside a single bedroom to the rear.

Externally, the property benefits from a driveway providing off-street parking for approximately two cars. To the rear, there is an enclosed block-paved yard with timber fencing, a raised deck seating area, and a garden shed offering additional outdoor storage.



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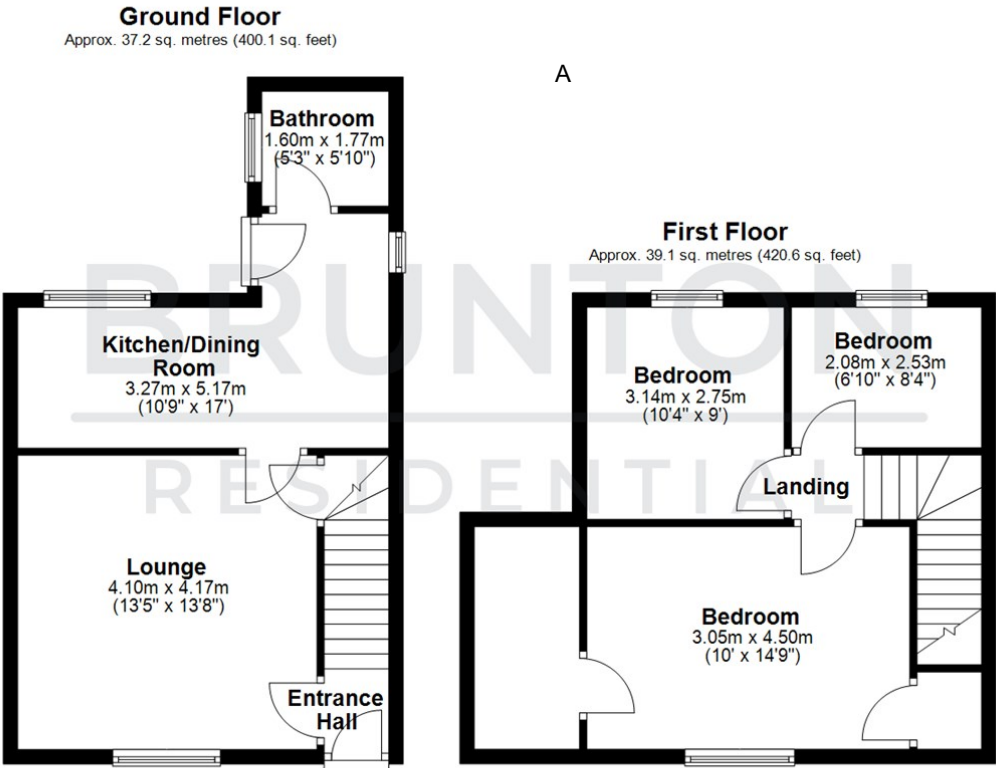
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside

COUNCIL TAX BAND : A

EPC RATING : E



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	51	75
(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	