

**BRUNTON**  
RESIDENTIAL

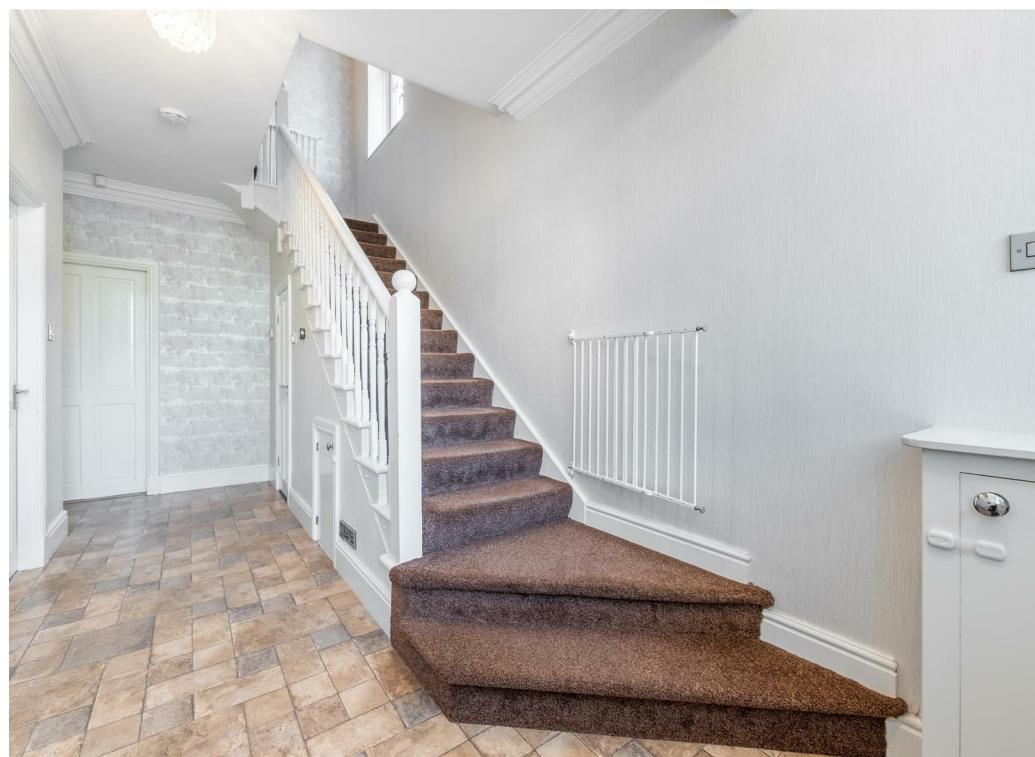


**MILVAIN AVENUE, NEWCASTLE UPON TYNE, NE4**

Offers Over £245,000

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Delightful Extended Three Bedroom Semi-Detached Family Home, Boasting in Excess of 1700Sq ft, with Two Great Reception Rooms plus 13ft Extended Garden Room, Impressive 20ft Kitchen/Diner, Excellent Family Bathroom, Enclosed Rear Garden plus Off Street Parking & Garage!

This great, semi-detached family home is ideally located on the Milvain Avenue, Fenham. Milvain Avenue, is perfectly placed to provide easy access to The Town Moor, Dame Allan's School and the shops and amenities of Fenham.

The property is also placed just a 30 minute walk from Newcastle City Centre, Newcastle University and the RVI.

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The internal accommodation comprises: An entrance hall providing access to the staircase, two reception rooms and the kitchen/breakfast room. The front reception room benefits from a walk-in bay window, a feature fireplace, tall ceilings and ornate cornicing, creating an impressive and elegant space. To the rear is a second reception room, currently arranged as a lounge, again featuring tall ceilings and a fireplace, which opens through into a well-proportioned extension/garden room currently used as a playroom. This extension enjoys two skylights and doors opening directly onto the private rear garden.

The kitchen is positioned to the rear of the property and is fitted with a range of wall and base units, tiled flooring and tiled splashbacks, with a door providing access to the side of the property. A separate ground floor WC completes the ground floor accommodation.

The first floor landing gives access to three well-proportioned bedrooms and the family bathroom. Two of the bedrooms are comfortable doubles, with the rear bedroom further benefiting from newly fitted wardrobes and views over the garden. The third bedroom is currently utilised as an office but could equally serve as a single bedroom, nursery or study. The family bathroom comprises a modern four-piece suite with tiled walls and a freestanding bath.

Externally, to the front of the property is a block-paved driveway providing off-street parking for two cars and access to a garage with an electric roller door and EV charging point. To the rear is a generous enclosed garden, laid mainly to lawn with fenced boundaries.



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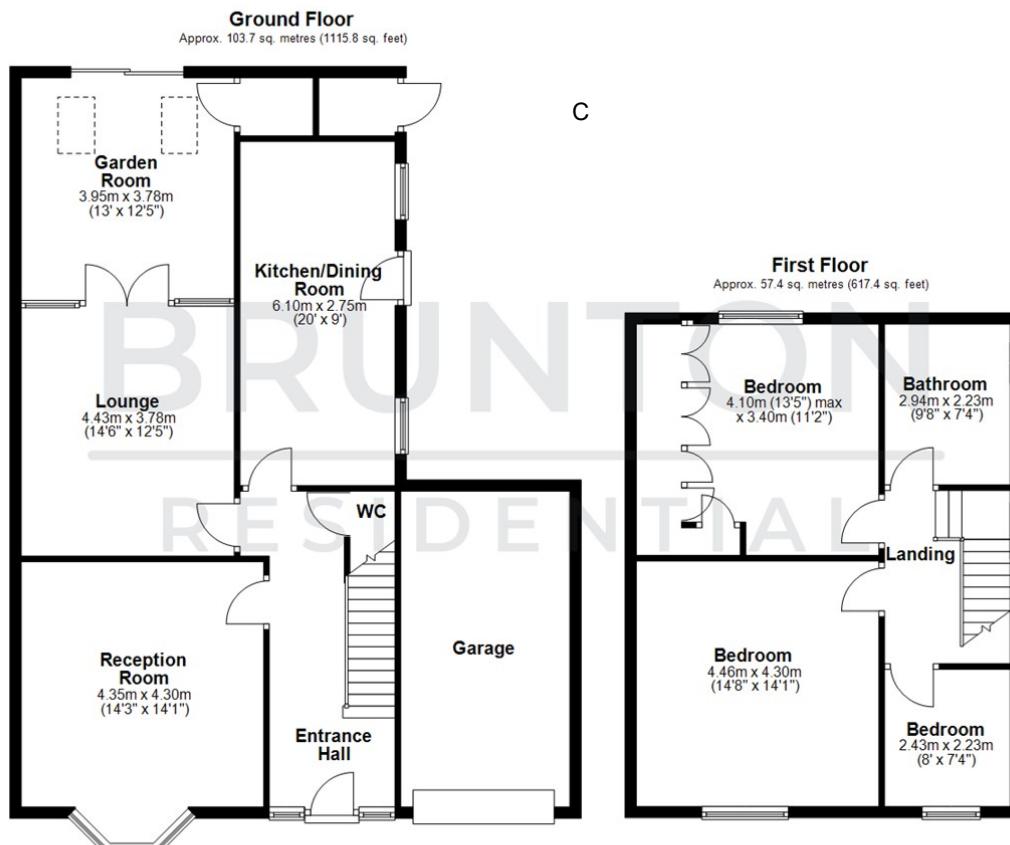
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs	A	81
(92 plus)	B	72
(81-91)	C	61
(69-80)	D	55
(55-68)	E	49
(39-54)	F	43
(21-38)	G	37
Not energy efficient - higher running costs		

England & Wales      EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A	81
(92 plus)	B	72
(81-91)	C	61
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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