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THORNTREE AVENUE, SEATON BURN, NE13

Offers Over £110,000

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A great family home, this well-presented three-bedroom property is situated on Thorntree Avenue in the desirable area of Seaton Burn, Newcastle upon Tyne.

The property is arranged over two floors, with the ground floor offering a spacious lounge with bay window, a fitted kitchen, and a bright conservatory providing access to the rear garden. The upper floor hosts three well-proportioned bedrooms served by a family bathroom. Externally, the property benefits from a large driveway to the front and a rear garden with both paved and lawned areas.

Situated within the popular area of Seaton Burn, the property enjoys convenient access to a wide range of local shops, restaurants, and everyday amenities. The area is also well served by highly regarded local schools, while excellent road links and public transport connections provide straightforward access to Newcastle city centre and surrounding areas.

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The internal accommodation comprises: an entrance hall with stairs leading to the first-floor landing. To the front of the property is a spacious lounge featuring a bay window and a feature fireplace, creating a bright and comfortable living space.

The lounge leads through to a large fitted kitchen with a rear aspect window and an under-stair storage cupboard. From the kitchen, a door provides access to a bright and airy conservatory which enjoys views over the rear garden and offers direct access outside.

Stairs lead up to the first-floor landing which provides access to three well-proportioned bedrooms and a well-appointed family bathroom comprising a WC, wash hand basin, and walk-in shower.

Externally, the property benefits from a large driveway to the front providing off-street parking for approximately two vehicles. To the rear is a paved yard with a lawned area and a garden shed providing additional storage.

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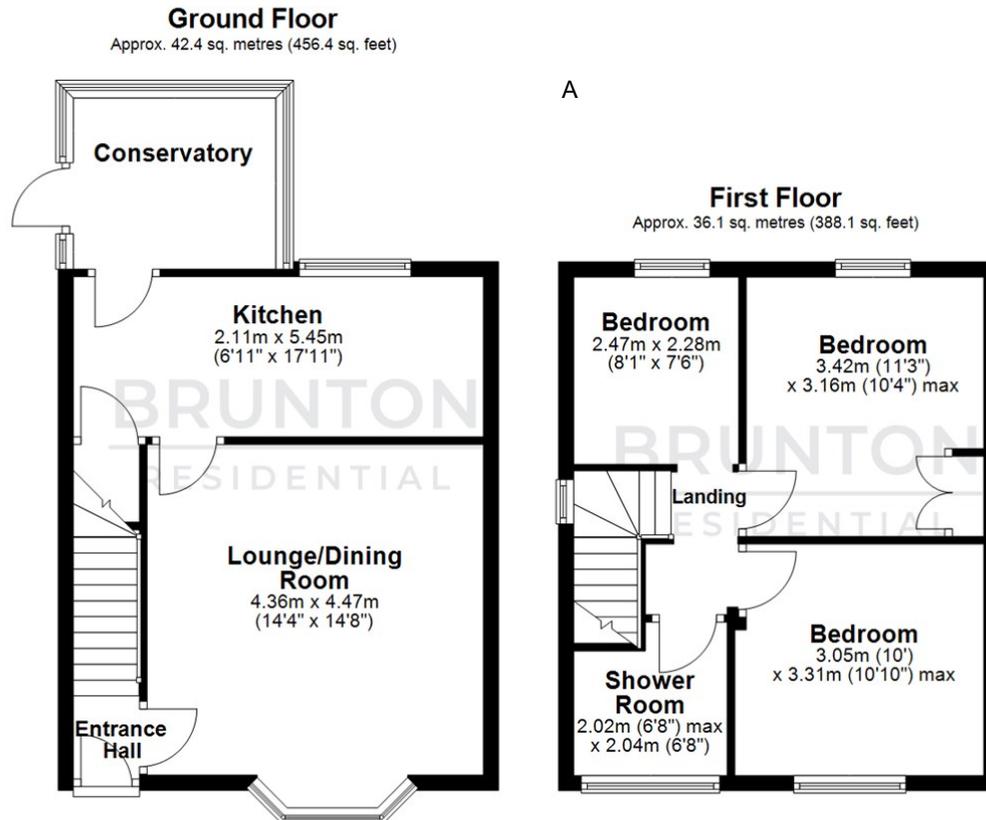
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside

COUNCIL TAX BAND : A

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 | |