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BLANCHLAND AVENUE, WIDEOPEN, NE13

Offers Over £250,000

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Brunton Residential are delighted to offer to the market this beautifully modernised and significantly extended two bedroom semi detached bungalow, perfectly positioned on a quiet residential street in the ever popular village of Wideopen.

Finished to an exceptional standard throughout, the property combines contemporary interiors with generous living spaces and a superb landscaped garden, making it an ideal purchase for downsizers, professionals, or anyone seeking high quality single level living.

Located in the popular village of Wideopen, the property enjoys a peaceful suburban setting with excellent access to local amenities and transport links. Wideopen being ideally positioned to the A1, A19 and regular bus routes provide quick and easy connections into Newcastle and the surrounding areas, while Newcastle International Airport is only a short drive away.

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Entering into a welcoming hallway, providing access to the bedrooms, bathroom, lounge, and internal door to the garage.

The spacious, light filled lounge forms the heart of the home. With dual aspect windows overlooking the garden, wood effect flooring, neutral décor, and a feature media wall with built in shelving, this room offers a relaxing and modern space for both everyday living and entertaining.

The kitchen area is an impressive contemporary kitchen/diner. Designed with both style and functionality in mind, featuring sleek white units with contrasting graphite accents, and integrated appliances.

A beautifully presented primary bedroom positioned at the front of the property, offering a large bay window providing excellent natural light and fitted wardrobes. A generous second bedroom, perfect for guests, a home office, or a dressing room. Overlooks the front of the house with plenty of natural daylight.

The bathroom has been finished to a luxury standard with marble effect wall panels, a contemporary white suite, a large illuminated mirror and high-quality fixtures.

Externally, the rear garden has been thoughtfully landscaped to provide a private and tranquil retreat.



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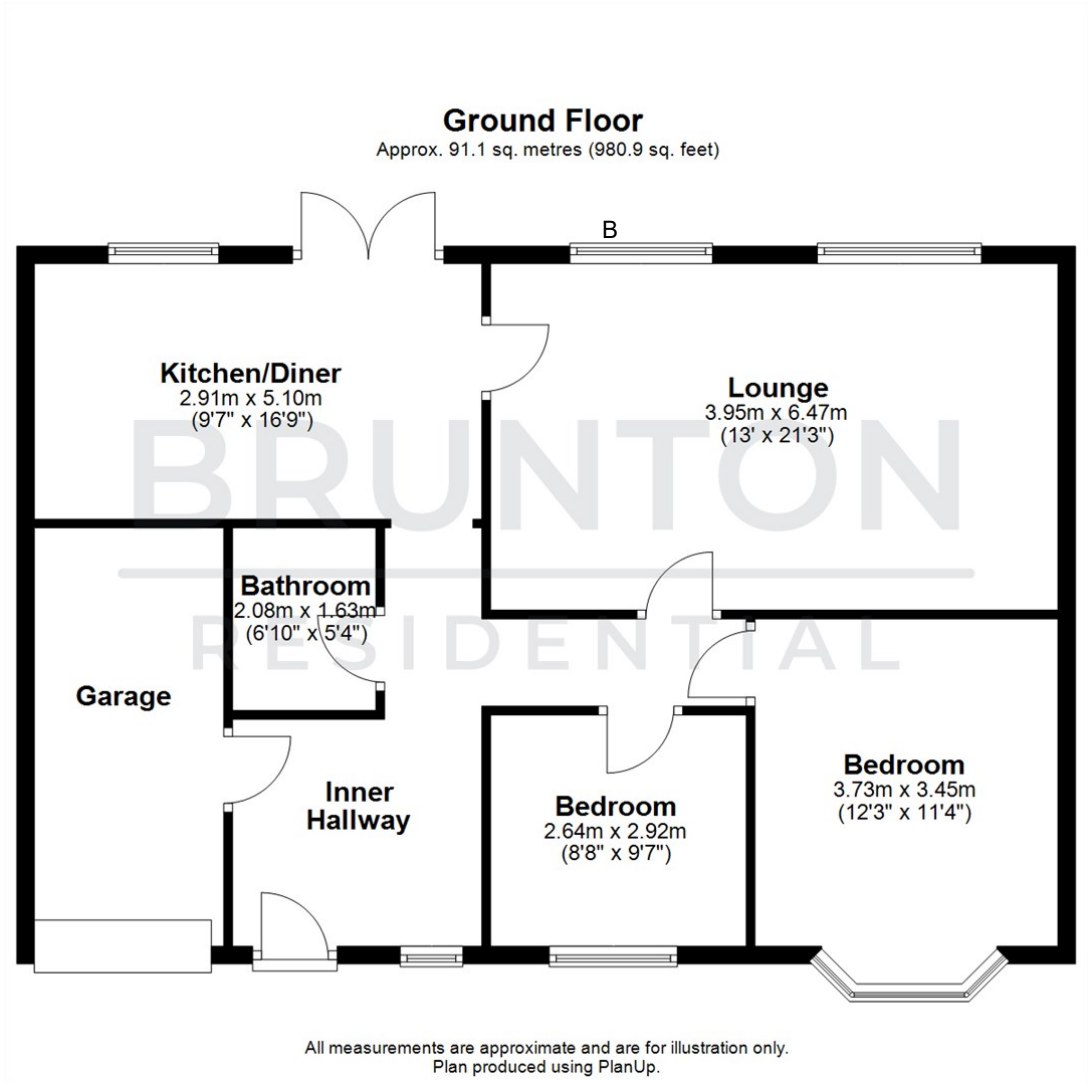
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside Council

COUNCIL TAX BAND : B

EPC RATING : D



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		80			
	63				
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		