

**BRUNTON**  
RESIDENTIAL



**BIRTLEY AVENUE, TYNEMOUTH, NE30**  
Offers Over £295,000

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Delightful Two Bedroom Victorian Terraced Home, Situated on a Quiet Pedestrianised Walkway with a Lovely Lounge, Dining Room, Kitchen/Breakfast Room, Conservatory, Two Double Bedrooms, Family Bathroom with Front Garden, Rear Courtyard & Private Garage.

This great, two bedroom Victorian terraced home is ideally located on the desirable Birtley Avenue, North Shields. Birtley Avenue, which is situated directly opposite Tynemouth Metro Station, is positioned just off from Mariners Lane and King Edward Road, and is perfectly placed to provide direct access by foot to everything Tynemouth has to offer, including its countless cafes, restaurants and amenities.

The property, which was originally purchased by the current owner as a three bedroom home back in 2009, also provides easy access to the popular Northumberland Park and Gardens, Tynemouth Market and the wonderful King Edwards Bay and Longsands Beach.

The property is also located only a short walk from to Tynemouth Priory, Priors Park and North Shields Fish Quay.

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The internal accommodation comprises: Lobby into an entrance hall with a staircase leading to the first floor. To the left is a charming sitting room featuring original coving and a window overlooking the front gardens. The hallway is then open to a second reception room (which is currently used as a studio), which is an ideal space that could easily function as a dining area or secondary living space. This room also benefits from French doors which lead out onto the west facing rear courtyard.

At the very rear of the ground floor, the kitchen is well proportioned and leads into an extended garden room, which offers further access to the rear courtyard.

The split-level first-floor landing provides access to two good-sized double bedrooms. The principal bedroom spans the full width of the property to the front and benefits from newly fitted wardrobes and garden views. The second bedroom, which is positioned to the rear, is another good-sized double with a feature fireplace and a westerly aspect.

A re-fitted, fully tiled three-piece family bathroom completes the upstairs accommodation. There is also access via a drop-down ladder to the attic, which provides useful storage (and holds potential for further conversion into a third or even fourth bedroom should it be required).

Externally, the property enjoys a beautiful front garden and to the rear is an enclosed, south west facing courtyard with access to a private garage/store, which benefits from an electronic roller door and access to the rear service lane.



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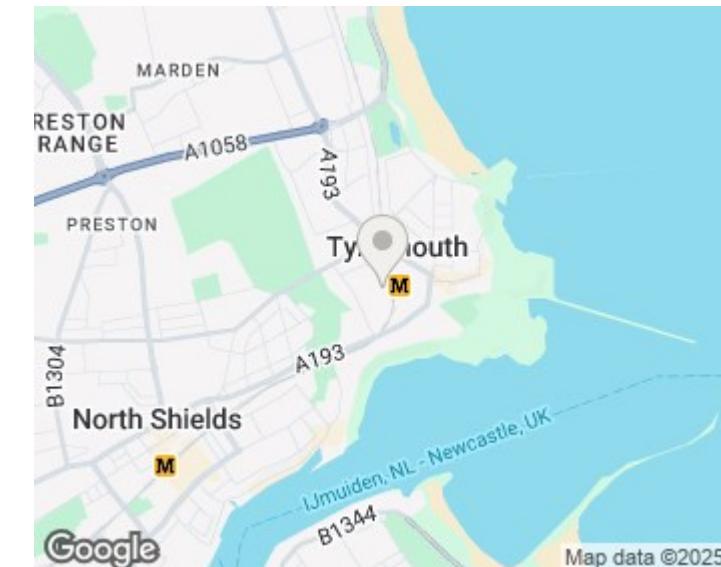
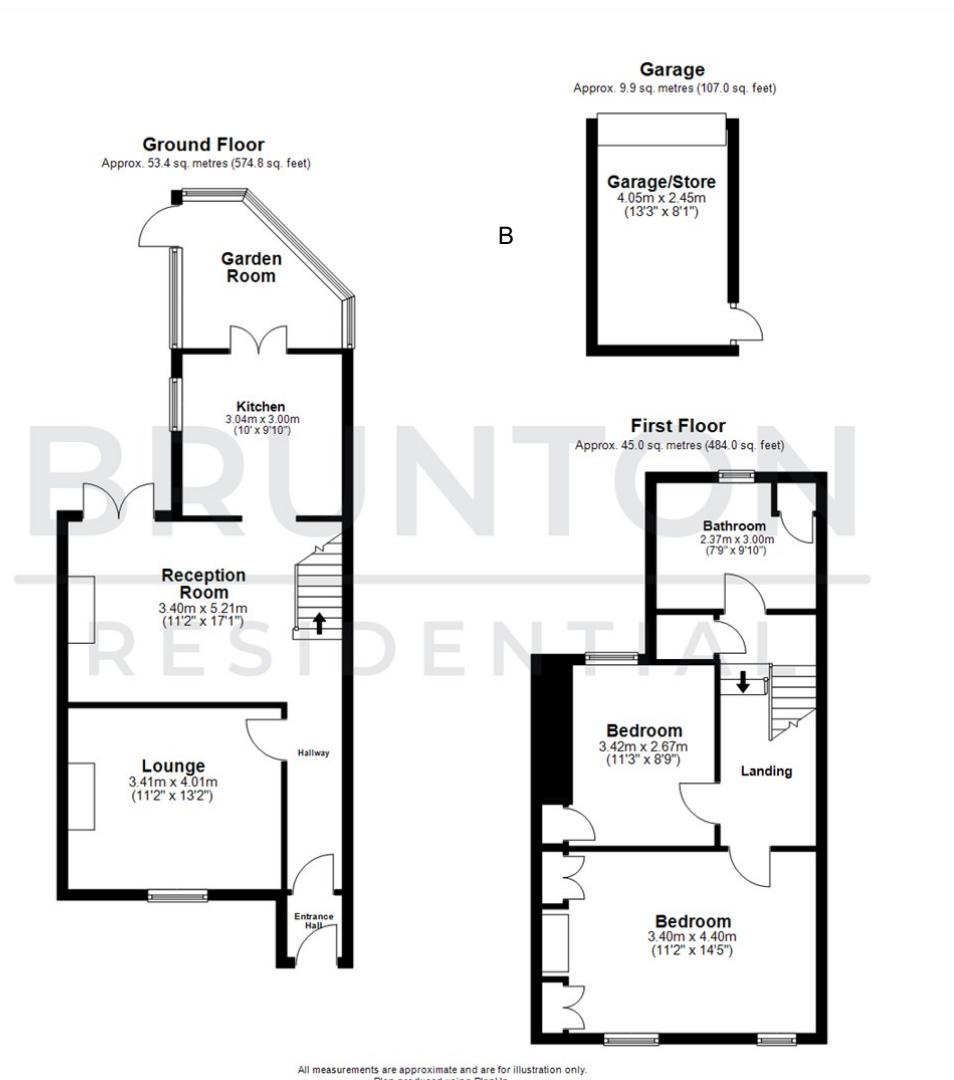
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside Council

COUNCIL TAX BAND : B

EPC RATING :



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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	