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FRONT STREET, SEATON BURN, NE13

Offers Over £130,000

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Fantastic 3-bedroom end-terrace home situated in the popular village of Seaton Burn, Newcastle upon Tyne. This charming end-terraced cottage offers well-proportioned accommodation and combines traditional character with modern living.

The property forms part of the small terrace known as Six Mile Cottages on Front Street in Seaton Burn and benefits from convenient access to local amenities, excellent road links and open countryside nearby.

The accommodation briefly comprises an entrance hallway, leading into the comfortably sized lounge, providing a welcoming space for relaxing and entertaining. To the rear, an open plan kitchen/diner, with fitted wall and base units, and space for appliances and dining. To the first floor, there are three bedrooms, two doubles and a single room, and the family bathroom. The layout provides a flexible living space ideal for first time buyers, small families or those looking to downsize.

Externally, the property benefits from gardens to the front and rear, a double driveway to the rear of the property, which is accessed via the back lane behind the property. Seaton Burn is well positioned for commuting, lying close to both the A1 and A19 trunk roads, granting easy access to Newcastle City Centre and beyond to the South, and Cramlington and beyond to the North. This accessibility allows for convenient access to the amenities nearby in Cramlington, or the local amenities in Seaton Burn.

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The property briefly comprises an entrance hallway, with a door on the left leading to the living room, and a staircase ahead leading to the first floor. The living room features wood effect flooring, a central heating radiator and a door leading through to the kitchen/diner. The kitchen features a range of fitted wall and base units, with space for appliances. There is a uPVC double glazed door which opens to the rear garden and double driveway.

On the first floor, the first door is for the family bathroom, which features a toilet, sink and bath with shower over. The landing then bears to the left, with the next door leading into bedroom 2, which is a double room. The landing then continues and leads to the main bedroom, which is also a double, and the final door on the landing leads to bedroom three, which is a single room. The landing also features a loft hatch, which is boarded, with additional shelving, and accessed via a pull-down ladder.

Externally, the front provides a garden, mostly laid to lawn, with a path to access the front door, and a striking silver birch tree positioned at the end of the garden. The rear features a small lawned garden with mature shrubs, and driveway for two cars.



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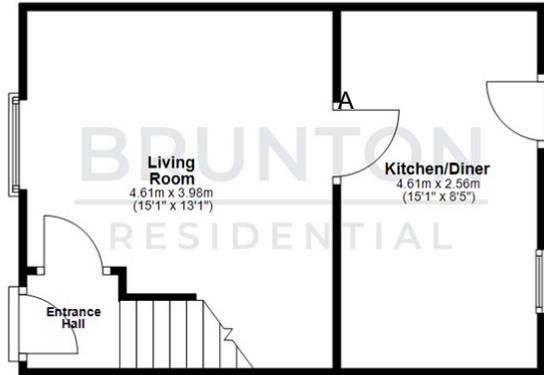
TENURE : Freehold

LOCAL AUTHORITY :

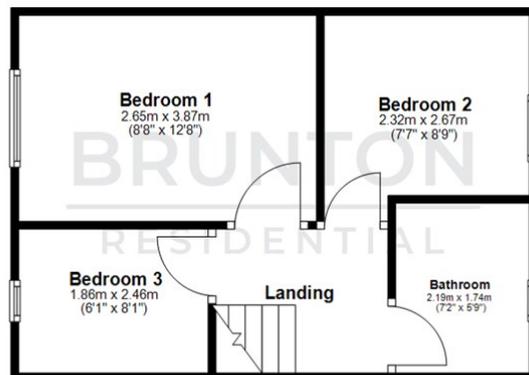
COUNCIL TAX BAND : A

EPC RATING : C

Ground Floor
Approx. 30.8 sq. metres (331.0 sq. feet)



First Floor
Approx. 30.6 sq. metres (329.5 sq. feet)



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
70	83
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	
<p>EU Directive 2002/91/EC</p>	

Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>EU Directive 2002/91/EC</p>	