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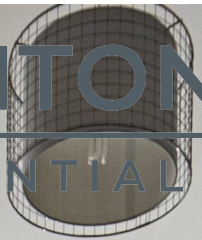


SILVERBIRCH DRIVE, CAMPERDOWN, NE12

Offers Over £210,000

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Well presented three bedroom end terrace home located in Silverbirch Drive, Camperdown.

The property is arranged over two storeys and includes a lounge and kitchen/diner on the ground floor, along with a WC, with three bedrooms and a family bathroom positioned on the first floor.

Externally, there is an enclosed rear garden and allocated parking.

The property is situated close to local shops, schools and everyday amenities, with good transport links providing access to surrounding areas, making it suitable for a range of buyers, including first-time buyers, families and professionals.

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The internal accommodation comprises: an entrance hallway with stairs leading up to the first floor and understairs storage, along with a convenient WC, with access into the lounge positioned to the right hand side, while the rear of the property opens into the kitchen/diner.

The lounge is a comfortable space located at the front of the property, while the kitchen/diner spans the rear and provides a well proportioned area for both everyday use and dining. A door open out from the kitchen diner into the rear garden, allowing for natural light and direct access outside.

The first floor landing gives access to three bedrooms and the family bathroom. The main bedroom is well sized, with two further bedrooms offering flexible use. The bathroom is fitted with a bath and a shower over.

Externally, the property benefits from an allocated driveway to the front, providing parking for two vehicles. To the rear, there is an enclosed garden offering a private outdoor space.



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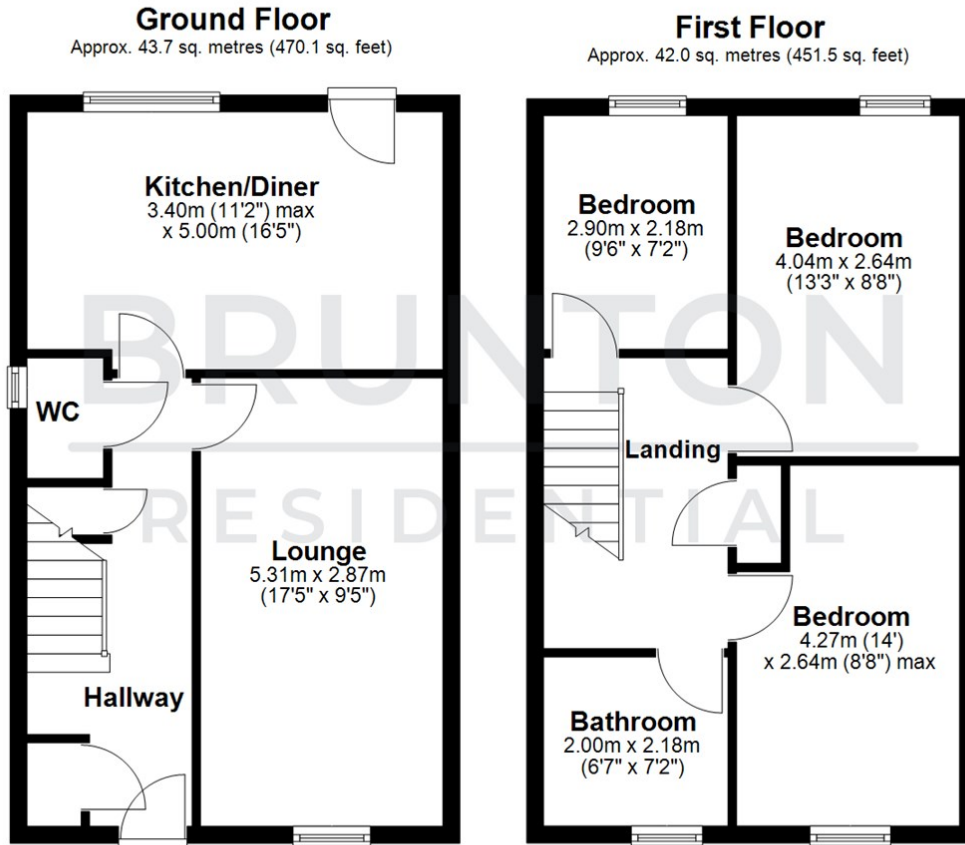
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

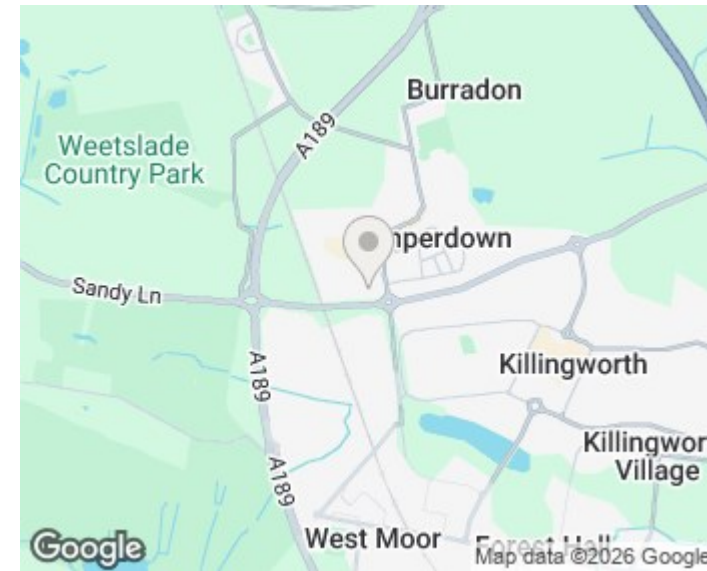
COUNCIL TAX BAND : A

EPC RATING : B



Total area: approx. 85.6 sq. metres (921.6 sq. feet)

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			95
(81-91) B		83	
(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	