

# BRUNTON

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## RESIDENTIAL



**AUSTRAL PLACE, BRUNSWICK GREEN, NE13**

**£259,950**



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A beautifully presented semi-detached house situated on Austral Place, within the popular Brunswick Green estate. This lovely property features three well-proportioned bedrooms, two benefiting from fitted wardrobes.

The home boasts a well-appointed open-plan kitchen, dining, and living area, as well as an attached garage and driveway, providing off-street parking for up to two vehicles.

Located in the sought-after area of Brunswick Green, Wideopen, this home enjoys easy access to a variety of local amenities, including shops, parks, and schools. Excellent transport links ensure convenient connections to Newcastle Upon Tyne and surrounding areas.



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Upon entering, you are greeted by an entrance vestibule that leads into a welcoming hallway. Wood-effect flooring flows throughout, extending to the kitchen/diner, sun lounge area, and utility room. A convenient WC is also situated off the hallway.

To the front, the lounge features a bay window, filling the space with natural light. At the rear, the spacious open-plan kitchen/diner and sun lounge offer views over the garden.

The separate utility room provides additional storage and access to both the garage and rear garden.

Upstairs, the landing leads to three well-proportioned bedrooms, two of which include fitted wardrobes. The family bathroom is finished with wood-effect flooring and features a bath with an overhead shower, a washbasin, and a WC, along with dual-aspect windows for plenty of natural light.

Externally, the property benefits from a driveway leading to the garage, while the rear garden offers both a lawned area and a paved section.





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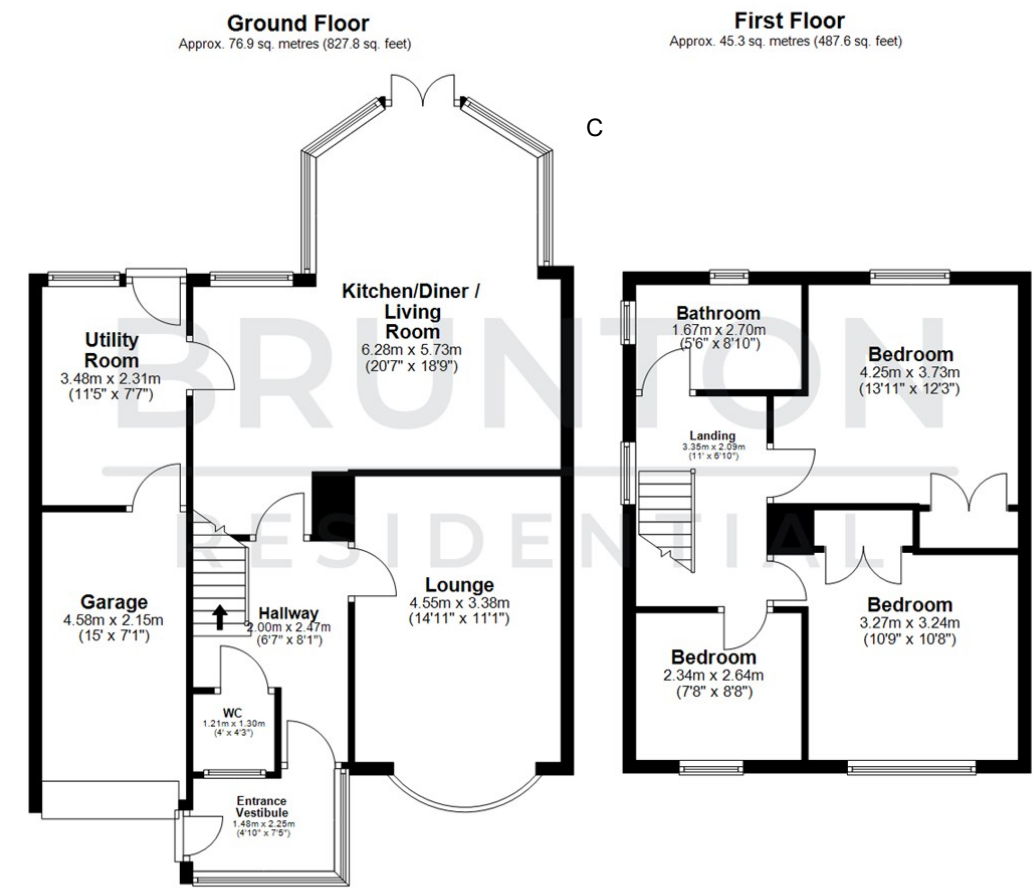
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside Council

COUNCIL TAX BAND : C

EPC RATING : C



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		86
(81-91) B		
(69-80) C	71	
(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		