

BRUNTON
RESIDENTIAL



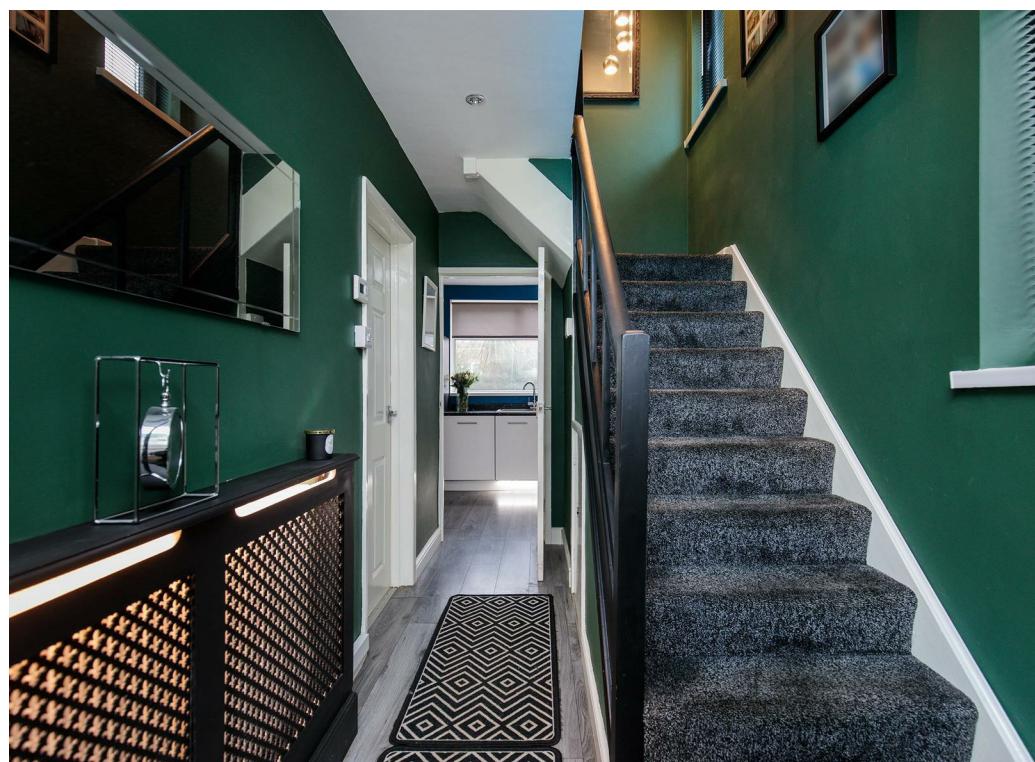
BINSWOOD AVENUE, NEWCASTLE UPON TYNE, NE5

Offers Over £160,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL





This charming three-bedroom semi-detached home is located on Binswood Avenue, Newcastle Upon Tyne. Presented to an immaculate condition throughout, the property offers a practical and versatile layout, ideal for family living.

The accommodation includes a dual-aspect lounge/diner, a generous kitchen with ample storage, and a utility area leading to further storage. The first floor provides three well-proportioned bedrooms and a family bathroom with a shower over the bath. Additionally, the property benefits from a converted gym accessed from the rear garden, adding flexible living space. Externally, the home sits on a generous plot with a gated driveway providing off-street parking for multiple vehicles.

Located in a popular residential area of Newcastle, the property is close to local amenities, schools, and transport links, making it an excellent choice for modern family living.

BRUNTON

RESIDENTIAL



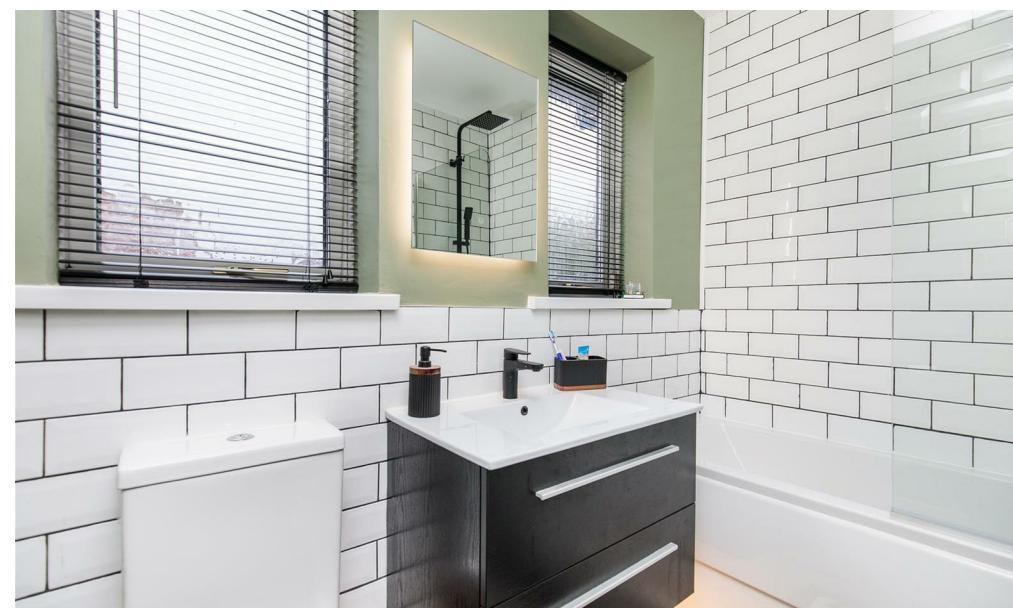
BRUNTON

RESIDENTIAL

The internal accommodation comprises: an entrance hallway with stairs rising to the first floor. To the left is a spacious lounge/diner extending from front to back, enjoying a dual aspect with both forward- and rear-facing windows. The kitchen is generous in size and fitted with a range of wall and floor units, offering ample storage and worktop space. From the kitchen, there is access to a utility area, which leads to an additional storage space.

To the first floor, the property offers three good-sized bedrooms along with a three-piece family bathroom, fitted with a shower over the bath.

Externally, the property sits on a generous plot with a gravel area to the front and a gated driveway. The rear garden features a patio, lawned area, and raised planter providing a natural divide, while an additional room accessed from the garden has been converted into a gym.



BRUNTON

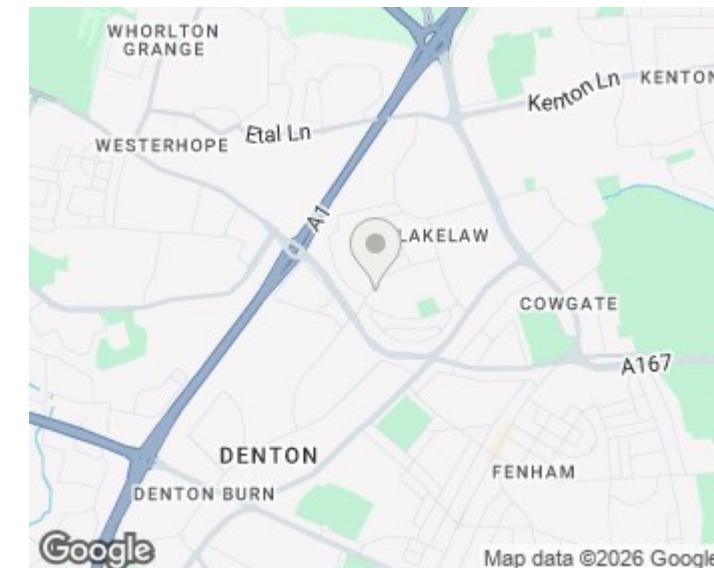
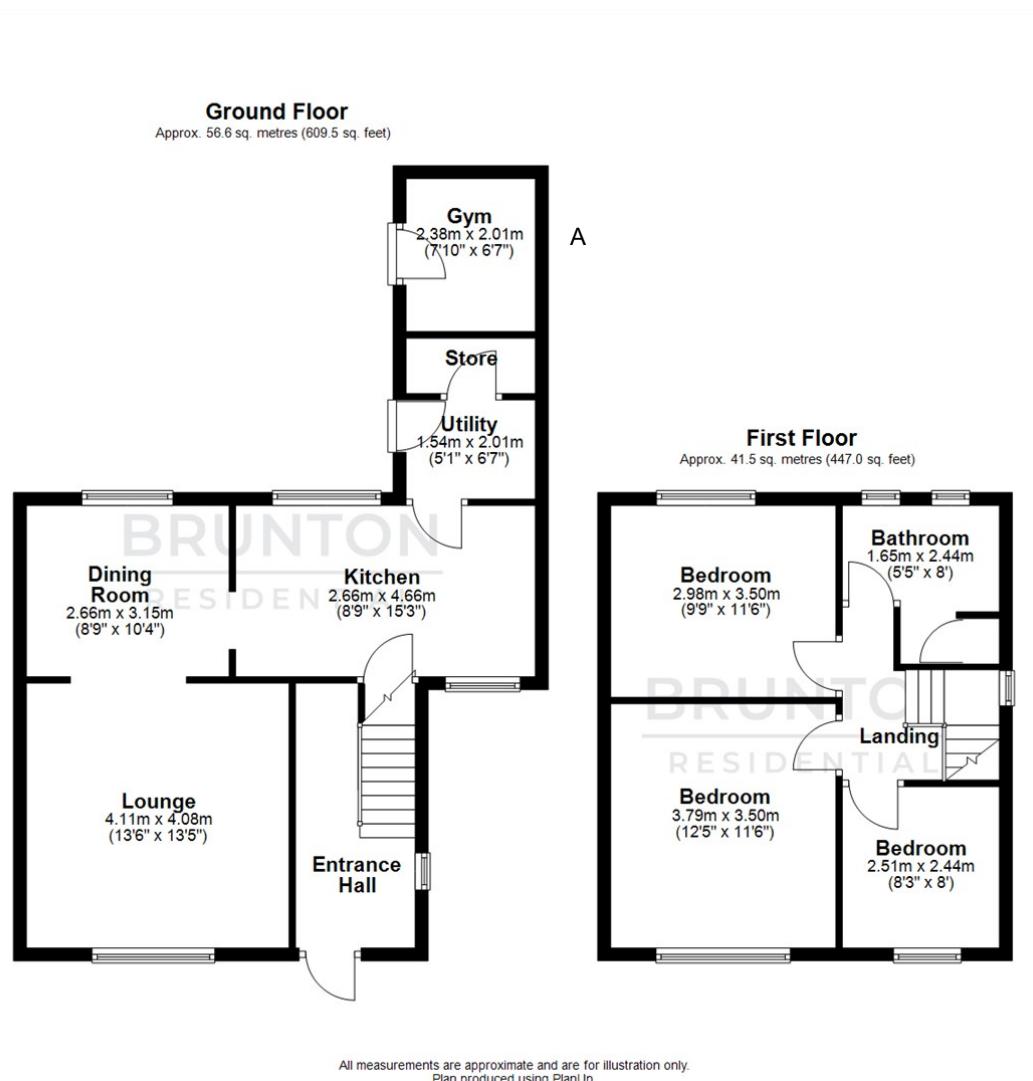
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING : D



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 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