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COAST ROAD, NEWCASTLE UPON TYNE

Offers Over £200,000

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Three-Bedroom Semi-Detached Property Occupying a Generous Plot in Popular Residential Position on Coast Road, Providing an Ideal Setting for Family Living.

The property benefits from generous reception rooms, a substantial sized kitchen, three spacious and versatile bedrooms and a well-appointed family bathroom, providing excellent potential to create a fantastic modern family home. Externally, a private driveway allows for off-street parking, while a enclosed rear garden and single garage adds to the attraction of this home.

While requiring some renovation, the underlying accommodation is well-proportioned and provides a strong opportunity for a buyer looking to put their own stamp on a property and create a substantial family home.

The location is particularly convenient, with the Coast Road providing excellent access to Newcastle City Centre, The Coast, Tyne Tunnel, A19 and Newcastle Airport as well as a choice of metro stations with car parking facilities within a short drive and local buses within walking distance. A selection of nearby schools, including Ravenswood Primary School and Benfield Secondary School offer options for families with children at schooling age, while further amenities such as shops, cafes and restaurants are also readily accessible.

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The property is accessed via an entrance hallway providing access to the principal rooms and stairs to the first floor.

To the front of the property is a substantial lounge featuring a particularly attractive large bay window, providing excellent natural light and retaining the property's original character. The dining room is located beyond and is a generous reception room with a large window looking directly onto the rear garden.

The kitchen is positioned to the rear and looks onto the garden, while it does require renovation, it offers a spacious and bright area that could be transformed into a fantastic family kitchen and heart of the home. Off of the kitchen is access to the rear garden and the garage. The single garage is electrically powered and provides useful additional storage, particularly as the property already has a driveway.

To the first floor are three bedrooms, all of a good size. Two are particularly generous double bedrooms, with the front bedroom benefiting from a bay window and the rear bedroom overlooking the garden. The third bedroom is smaller but remains well proportioned. The family bathroom is functional and well-appointed, further renovation would bring it into line with modern expectations. There is also access to the loft, providing potential for additional storage.

Externally, the property benefits from a generous rear garden which, with some landscaping and gardening, would provide an ideal relaxing or entertaining area. The combination of the garden, driveway and substantial garage provides excellent external space and further enhances the property's potential.

There may also be scope for future extension, subject to the necessary permissions and regulations, with similar properties nearby having extended above the garage to create additional bedroom and en-suite accommodation. This could provide an attractive opportunity for an expanding family.



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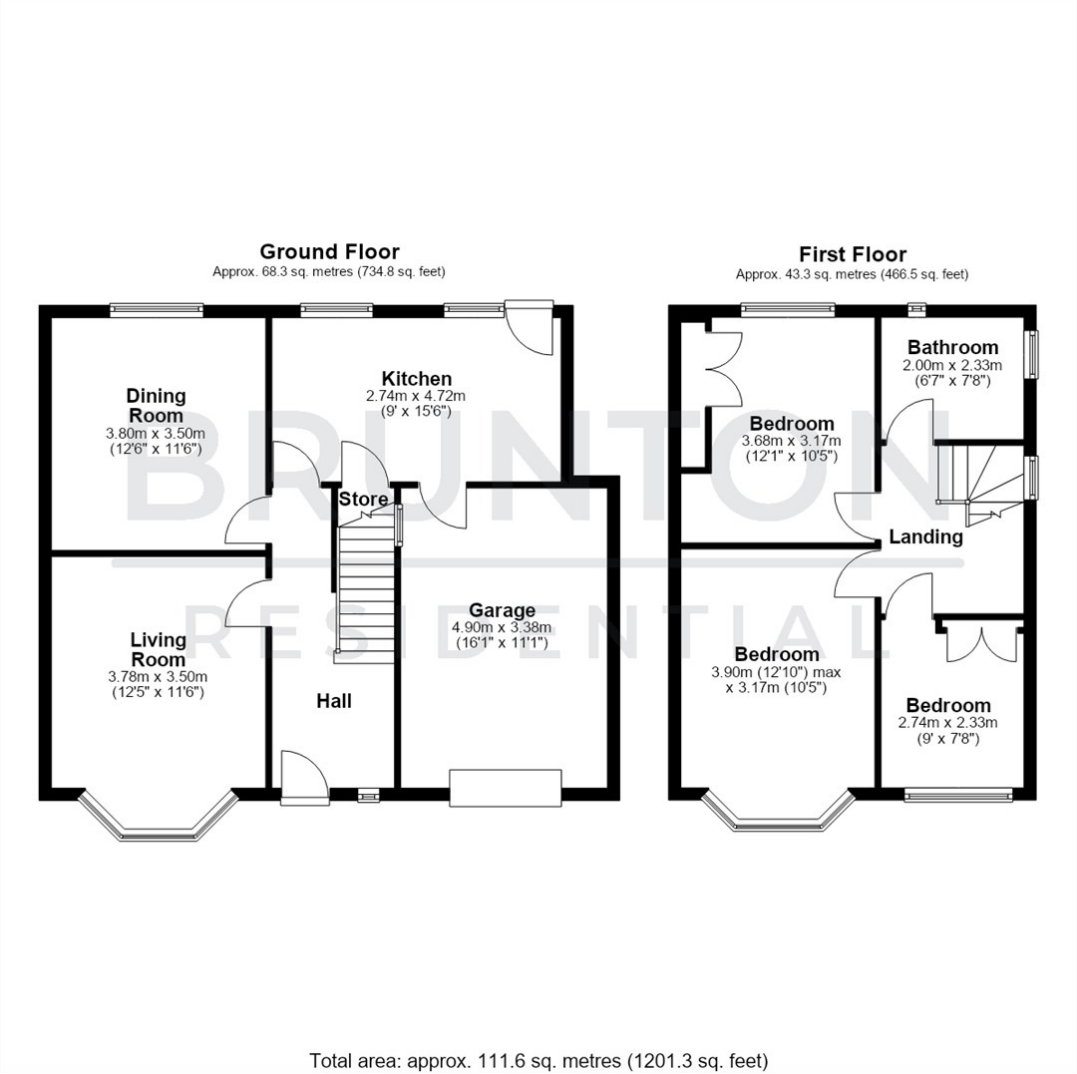
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TENURE : Freehold

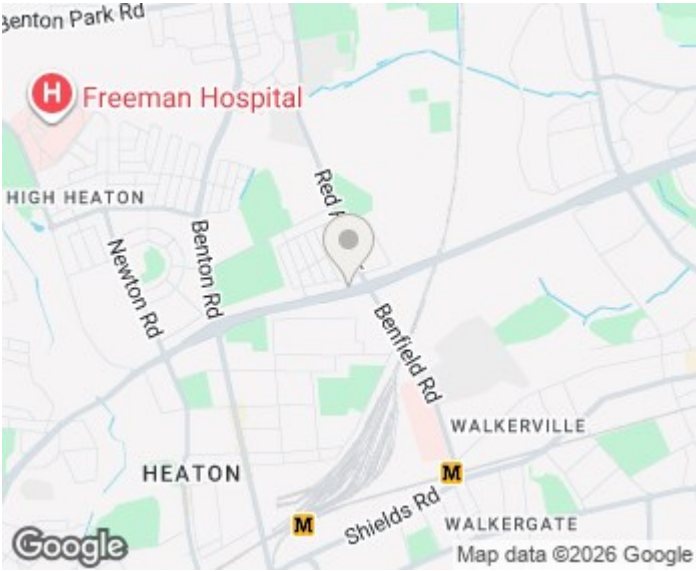
LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING :



Total area: approx. 111.6 sq. metres (1201.3 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	