

BRUNTON

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LITTONDALE, WALLSEND, NE28

Offers Over £140,000

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Situated in a residential part of Wallsend, the home benefits from proximity to several well-regarded schools including Richardson Dees Primary. Excellent transport links are nearby via the A1058 Coast Road, A19, and Wallsend Metro Station, offering direct access to Newcastle city centre and surrounding areas. A range of local amenities, parks, and shopping facilities are all within easy reach, making this a convenient and well-connected place to live.

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The internal accommodation comprises: An entrance vestibule with a built-in storage cupboard straight ahead. To the left, a door leads into the lounge and kitchen area.

The lounge is located at the front of the property, featuring dual-aspect windows and stairs leading up to the first floor. To the rear, the kitchen is well-equipped with floor and base units, integrated appliances, and a door providing access to the rear garden.

The first-floor landing gives access to two well-proportioned bedrooms and a shower room, which services both bedrooms. The principal bedroom includes fitted sliding door wardrobes and dual-aspect windows, while the bedroom to the rear overlooks the garden.

Externally, the property is accessed via a paved walkway leading to the front door. The well-maintained enclosed rear garden is partially paved and partially laid to lawn, offering a versatile outdoor space. The garden also includes a timber shed, providing additional storage.



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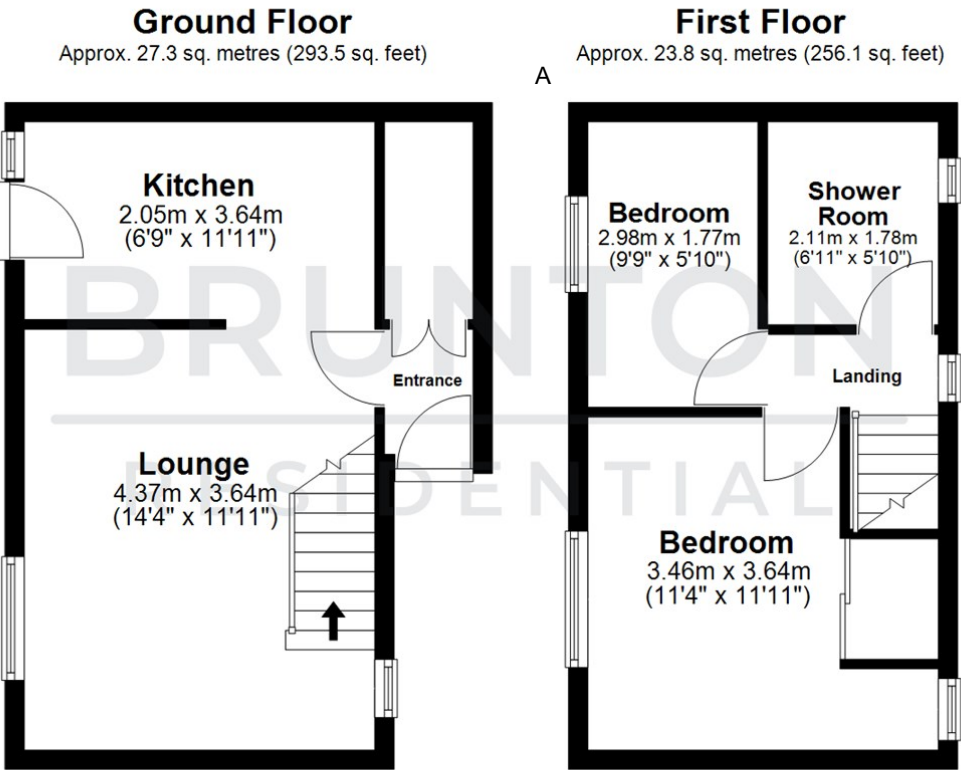
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TENURE : Freehold

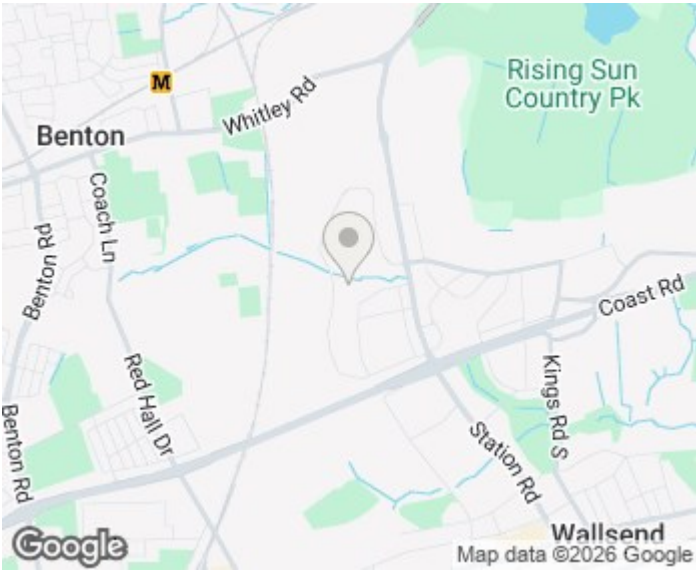
LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : A

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		89
(81-91) B		
(69-80) C	73	
(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