

BRUNTON

RESIDENTIAL



ALWINTON GARDENS, GATESHEAD, NE11

Offers Over £160,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Well-presented two-bedroom semi-detached home, featuring a dual aspect lounge/diner, a useful utility extension and a south-west facing rear garden, located in Alwinton Gardens, Gateshead.

The property offers well-proportioned accommodation, including a dual aspect lounge/diner, fitted kitchen and a useful utility extension providing additional storage and appliance space, with direct access onto the driveway. There are two double bedrooms and a recently refurbished shower room. Externally, the property benefits from off-street parking to the front, whilst the rear garden enjoys a raised decked seating area and a pleasant outlook beyond.

Situated within a popular residential area of Gateshead, Alwinton Gardens is well placed for access to a range of local shops, supermarkets, schools and everyday amenities. Excellent transport links connect the area to Newcastle city centre, the Metrocentre and surrounding locations via nearby road networks and public transport services. The property is likely to appeal to first-time buyers, professionals and those seeking a well-presented home with practical outdoor space.

BRUNTON

RESIDENTIAL



BRUNTON

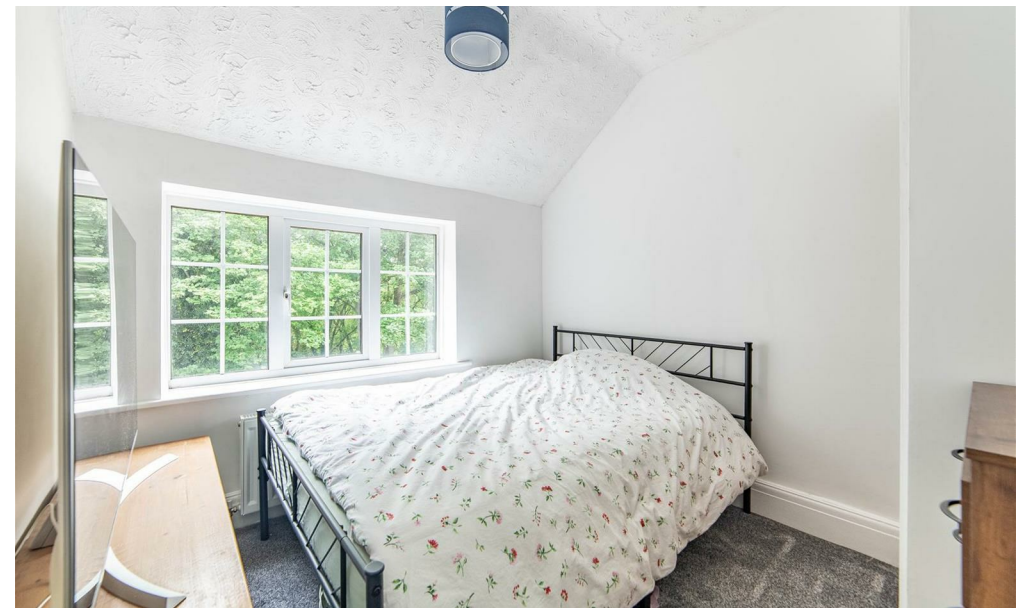
RESIDENTIAL

The internal accommodation comprises: an entrance hall with stairs leading up to the first floor and access into the lounge/diner. Extending the depth of the property, this dual aspect reception room provides separate living and dining areas, with a decorative fireplace to the lounge section and French doors opening onto the rear decking from the dining area.

The lounge/diner offers a practical and versatile space for both everyday living and entertaining. From the dining area, access is provided to the fitted kitchen, which features a range of wall and base units, complementary work surfaces, tiled splashbacks, an integrated oven and hob, and views over the rear garden. The kitchen also leads through to a useful utility extension, where plumbing is in place for additional appliances alongside further storage and workspace, with a door providing external access to the front of the property.

Stairs lead to the first-floor landing, which gives access to two bedrooms and the shower room. The main bedroom is positioned at the front of the property and offers generous proportions with ample space for furnishings and storage. The second bedroom overlooks the rear garden and is a comfortable double room with a storage cupboard. Completing the accommodation is a recently refurbished shower room, finished with contemporary tiling and a walk-in shower enclosure.

Externally, the property benefits from off-street parking to the front. To the rear is an enclosed garden featuring a substantial raised decked terrace, providing excellent space for outdoor seating and dining. Steps lead down to a lawned garden area, whilst mature trees beyond the boundary create an attractive backdrop and contribute to the pleasant outlook from the rear of the property. A notable feature of the home is the recently installed decking, which takes full advantage of the garden setting and outlook.



BRUNTON

RESIDENTIAL

TENURE : Freehold

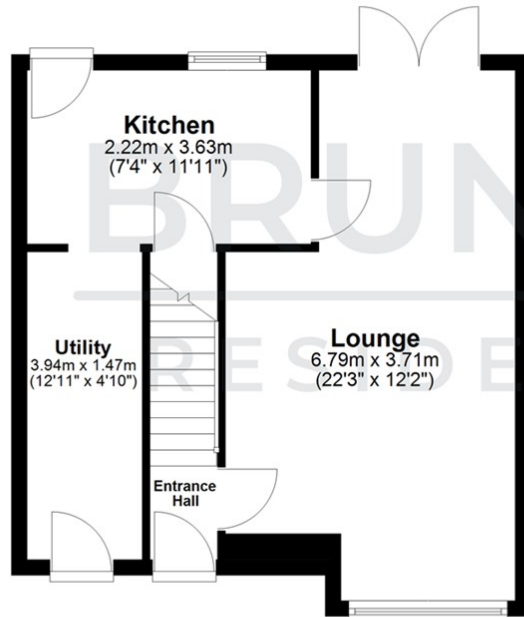
LOCAL AUTHORITY : Gateshead CC

COUNCIL TAX BAND : A

EPC RATING : C

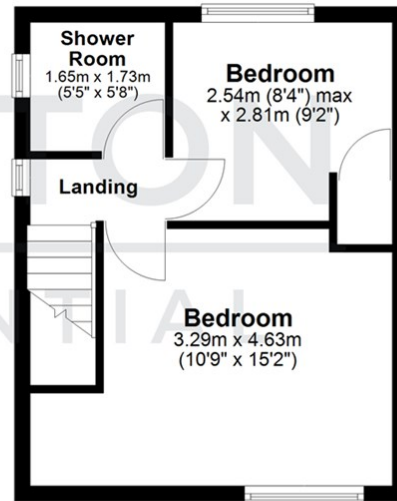
Ground Floor

Approx. 40.3 sq. metres (433.3 sq. feet)



First Floor

Approx. 27.7 sq. metres (297.8 sq. feet)



Total area: approx. 67.9 sq. metres (731.2 sq. feet)



Energy Efficiency Rating	
	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	
Current: 70	Potential: 86
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	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	
Current: 70	Potential: 86
EU Directive 2002/91/EC	