





# BRUNTON

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## RESIDENTIAL









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Three Bedroom Terrace Home Boasting Close to 1300 Sq ft, with a Great 15ft Full Width Master Bedroom, Well Equipped Kitchen/Diner plus Separate 15ft Front Reception Room, Useful Utility Room, Family Bathroom plus Garage & Store!

This well presented mid terrace home is ideally positioned on North Terrace, Wallsend. North Terrace, nestled between Church Bank and South Terrace is perfectly placed to provide strong transport links to Newcastle City Centre and further throughout the region, with both the Coast Road and Hadrian Road Metro Station being just a stones throw away.

The accommodation is arranged over two storeys, with the ground floor comprising of a spacious front-aspect lounge, a large kitchen/diner providing ample space for everyday living and entertaining, a useful utility room, and a well-appointed family bathroom. To the upper floor are three well-proportioned bedrooms, offering comfortable and versatile sleeping accommodation. The property further benefits from a rear yard with decking, which leads down to a garage and store, providing valuable external storage and parking options.



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The internal accommodation comprises an entrance vestibule, which opens into an entrance hall providing access to the main lounge and the staircase rising to the first-floor landing. The lounge is a spacious front-aspect reception room, featuring a characterful fireplace and offering a welcoming main reception space. The lounge flows through into a generous kitchen and dining room, creating a practical and sociable layout.

The kitchen/dining room is well equipped with integral appliances including an oven, hob, and extractor fan, and benefits from an ample range of wall and base units providing excellent storage and workspace. From the kitchen, access is provided to a useful utility room, which in turn leads to a well-appointed family bathroom fitted with a bath, a walk-in shower, a WC, and a washbasin set within a vanity unit. A door from the utility room opens out to the rear yard, which features a decked seating area with steps leading down to the rear entrance of the garage. The garage provides access to a good-sized store room, offering valuable additional storage.

To the first floor, the landing gives access to three well-proportioned bedrooms, with the principal bedroom positioned to the front and benefiting from a built-in storage cupboard.





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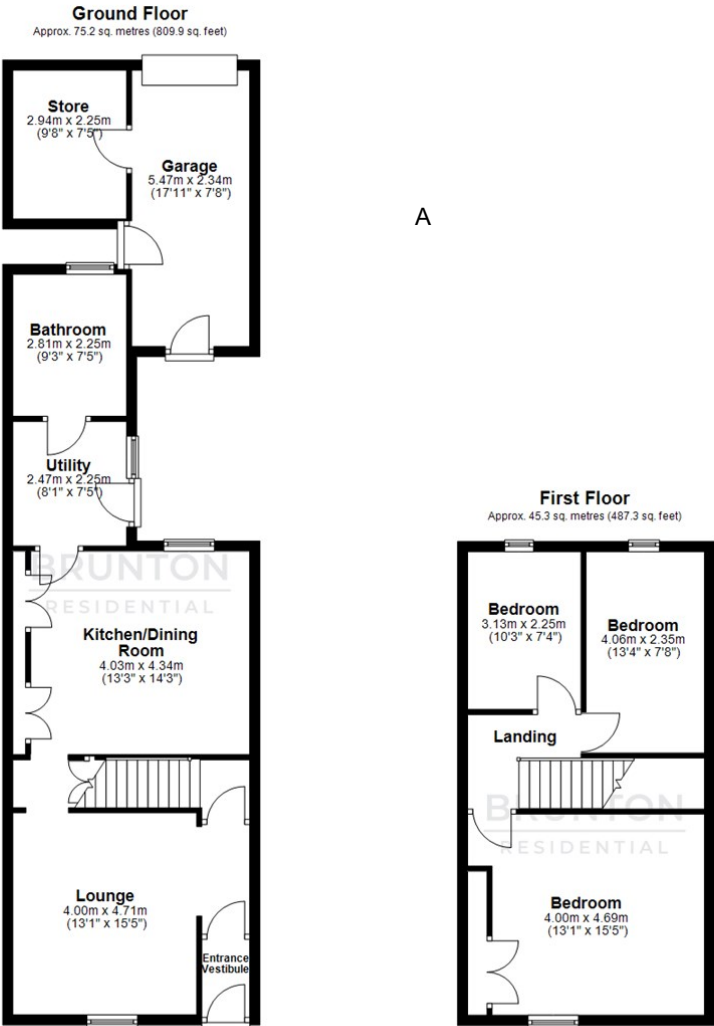
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside

COUNCIL TAX BAND : A

EPC RATING :



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