

# BRUNTON

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## RESIDENTIAL



**HELVELLYN CLOSE, BLAYDON-ON-TYNE, NE21**

**Offers Over £265,000**



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A delightful detached house situated on Helvellyn Close in Blaydon-On-Tyne. This well-presented home features three well-proportioned bedrooms, with the principal benefitting from an en-suite shower room, a spacious lounge with a feature fireplace, and a well-equipped kitchen opening onto the dining area.

The property also benefits from a generous garage and drive, providing off-street parking with spectacular valley views.

Situated in Winlaton, this home is within easy reach of local amenities, including shops, schools, and transport links, while offering convenient access to Blaydon, Gateshead, and Newcastle.



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Upon entering, you are welcomed into an entrance hall with stairs leading to the first-floor landing. To the right, a spacious dual aspect lounge spanning the depth of the property, features a fireplace and a large window overlooking the front of the property, with double doors opening onto the rear garden.

At the rear, a modern kitchen is fitted with integrated appliances and a range of floor and wall-mounted units, with a window overlooking the garden and a door providing direct access outside. This open-plan space also flows into the dining area. The ground floor also includes a convenient WC.

Upstairs, the first floor offers three well-proportioned bedrooms, including two comfortable doubles and a single. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by the family bathroom.

Externally, the rear garden features a lawn and a decking area, all enclosed by fencing. The current owners have installed a home office/gym, complete with electricity, an ideal space with multiple uses. The front offers an unspoilt panoramic view of the valley while the property sits in an enviable position within a cul-de-sac. The property also benefits from a garage and off-street parking.





# BRUNTON

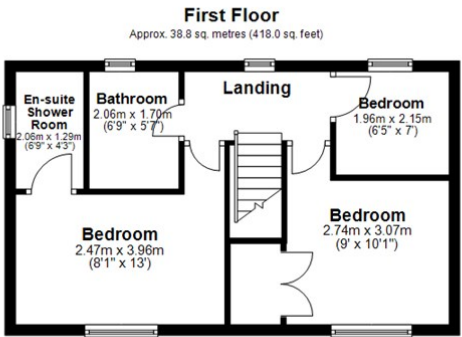
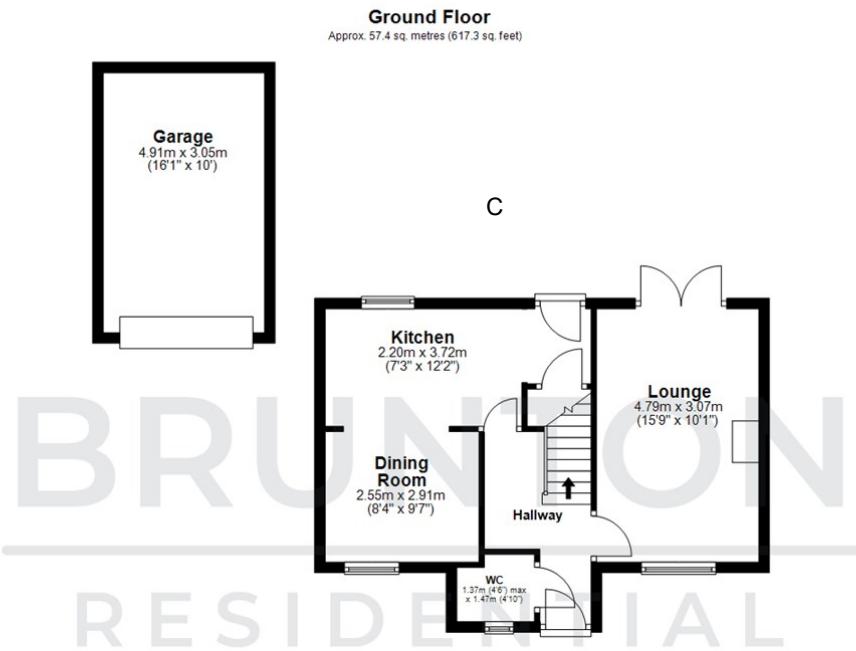
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TENURE : Freehold

LOCAL AUTHORITY : Gateshead Council

COUNCIL TAX BAND : C

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) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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