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STRATFORD ROAD, NEWCASTLE UPON TYNE, NE6

Offers Over £325,000

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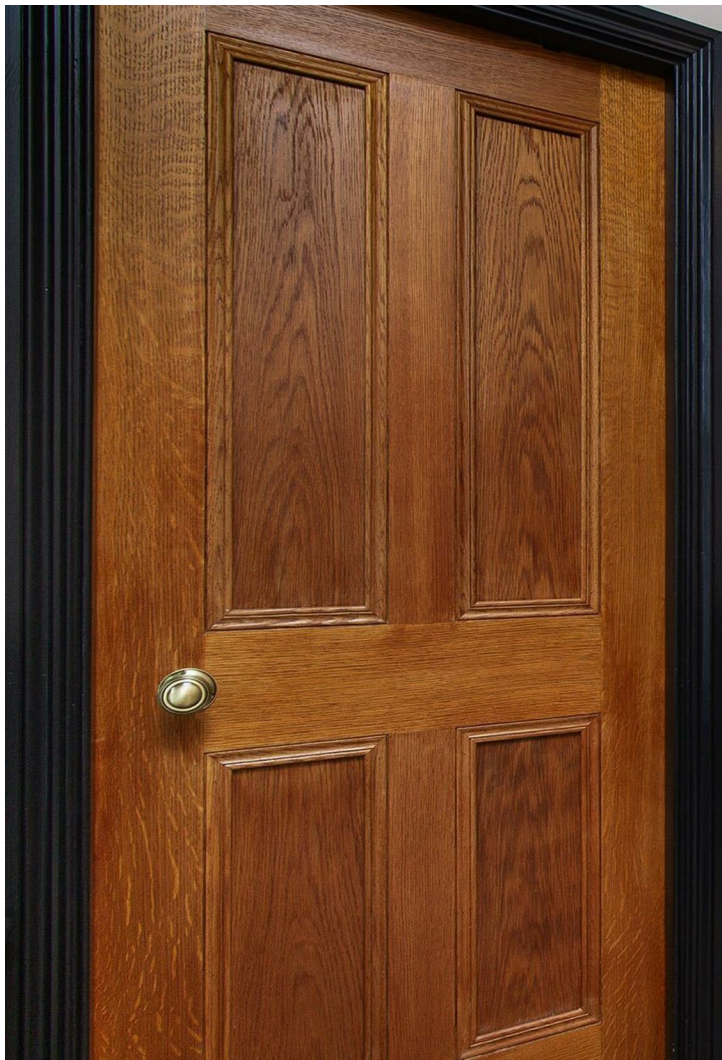
Charming Three-Bedroom Victorian End-Terrace Home set over Three Floors, Enjoying a Double-Fronted Layout, with Generous Lounge, Full Width Master Bedroom, Re-Fitted Family Bathroom, Southwest-Facing Front Garden & Enclosed Rear Yard with Electric Roller Door.

This attractive, end-terrace period property is ideally located on Stratford Road, Heaton. Stratford Road is perfectly placed within walking distance of the independent shops, restaurants and pubs of vibrant Ouseburn, as well as the cafés and restaurants along Heaton Park Road and Chillingham Road.

Also located just a stones throw away is the delightful Heaton Park, providing direct access to open green spaces. The property is also placed within close proximity to The Freeman Hospital, Jesmond Dene and outstanding local schooling.

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The internal accommodation briefly comprises an entrance hall accessed via a central front door, with stairs rising to the first floor and access to the main ground floor rooms. To the left is a reception room enjoying a private front aspect, featuring a walk-in bay window and wood burning stove.

To the right, the dining room provides a versatile second reception space and includes a built-in storage cupboard. The dining room leads through to the rear kitchen, which includes a range of fitted wall and base units, work surfaces, and some integrated appliances. A rear door from the kitchen opens onto the enclosed yard.

The first floor provides two bedrooms and the main bathroom. The principal bedroom spans the full width of the property and features a walk-in bay window. The second bedroom is of a good size and is currently set up as a home office. A well-appointed and re-fitted three-piece family bathroom is located on this level, with fully tiled walls.

On the second floor, the landing leads to a further bedroom with 'Velux' windows and an additional bathroom with three-piece suite.

Externally, the property benefits from a southwest-facing front garden, mainly laid to lawn with mature hedging providing privacy. To the rear, an enclosed yard includes an electric roller door for access to the rear service lane.

Well presented, with gas 'Combi' central heating and double glazing throughout, this excellent period family home simply demands an early inspection and viewings are strongly advised.



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TENURE : Freehold

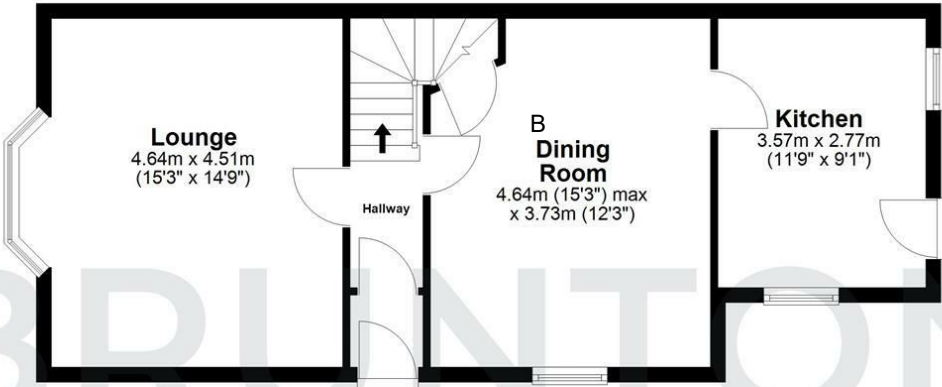
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : D

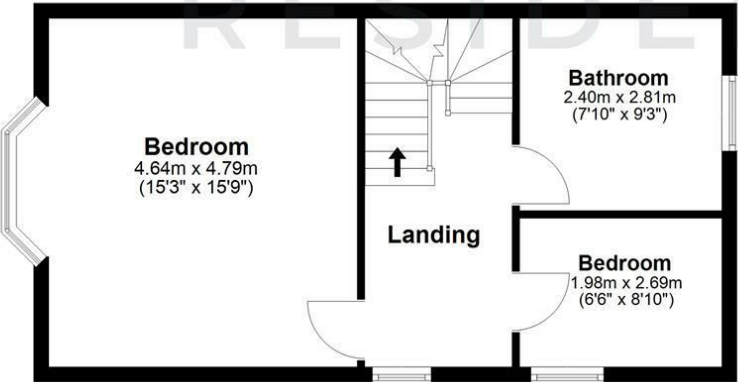
Ground Floor

Approx. 51.2 sq. metres (551.6 sq. feet)



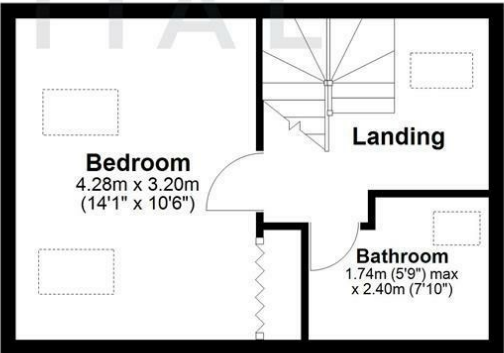
First Floor

Approx. 41.5 sq. metres (446.8 sq. feet)



Second Floor

Approx. 26.8 sq. metres (288.3 sq. feet)



Energy Efficiency Rating		
	Current	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		
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	