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WARKWORTH DRIVE, WIDEOPEN, NE13

Offers Over £165,000

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Brunton Residential are delighted to offer this semi detached home located on Warkworth Drive in Wideopen. This home has been extended to the rear and is in excellent condition throughout offering two double bedrooms, lounge diner with media wall and ample storage.

Located in the heart of Wideopen, the property is ideally placed for local shops, amenities, and schools, with excellent transport links providing easy access to Newcastle city centre and surrounding areas.

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Stretching the full length of the property, the lounge/dining room is a superb open plan space ideal for entertaining or relaxing. Dual aspect windows flood the room with daylight, while French doors open onto the rear garden.

Modern, spacious, and beautifully finished, the kitchen/breakfast room offers extensive worktop space, integrated cabinetry, and room for a dining table or breakfast set. Large windows overlook the garden, and the bright, open layout makes this an ideal family hub. A highly practical addition, the separate utility/storage area provides excellent overflow space for laundry, appliances, bikes, or bulk household items.

Upstairs a generous double bedroom with a bright, airy feel and ample space for wardrobes and furnishings. Bedroom two is a superbly proportioned second bedroom, versatile, ideal as a spacious double, a bedroom with work from home space, or even a twin room for children. Finishing the first floor is a fresh, modern, and neatly presented, family bathroom that includes a full suite with generous floor space.

The enclosed garden is a wonderful private outdoor space featuring a maintained lawn, a patio seating area and mature hedge boundaries that provide excellent privacy. To the front large block paved driveway offers excellent off-street parking for multiple vehicles and provides a clean and attractive arrival point.



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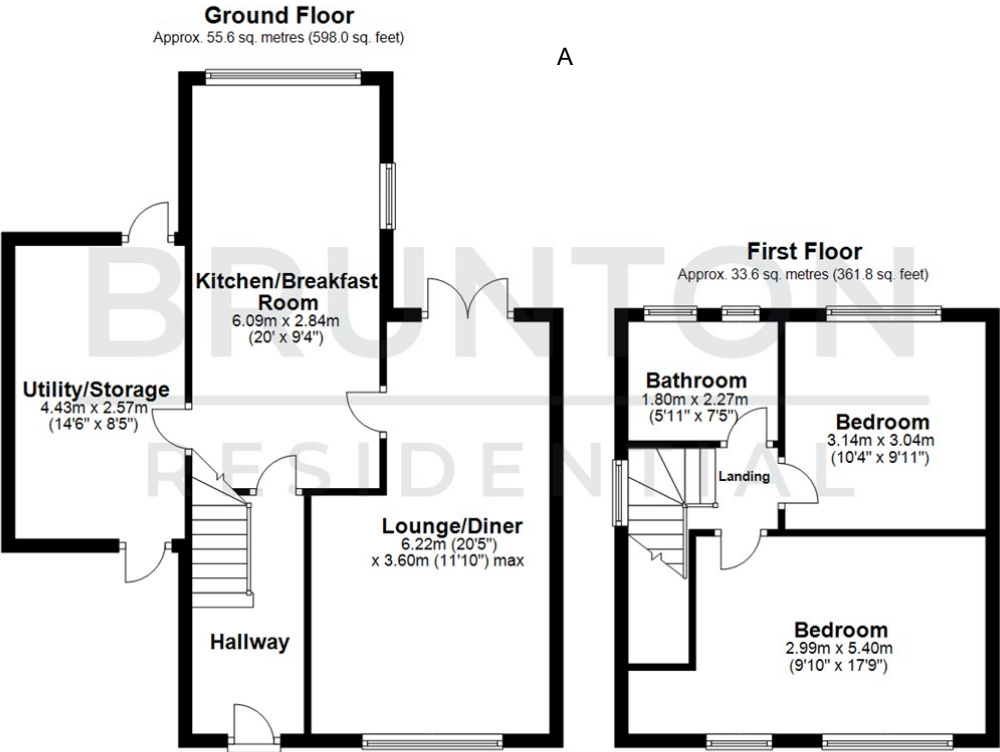
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside

COUNCIL TAX BAND : A

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	70	
(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	