

# BRUNTON

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## RESIDENTIAL

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## Beechlea

Stannington, NE61 6HR

THREE BEDROOM FAMILY HOME - FANTASTIC CONDITION - DRIVEWAY AND GARAGE

Brunton Residential are delighted to offer for sale this fantastic three bedroom property located on Beechlea within Stannington. This superb family home is in a fantastic condition throughout with a spacious open plan feel. There is plenty of storage in the garage area and a wide driveway providing off street parking.

**Offers Over £270,000**

# 70 Beechlea

Stannington, NE61 6HR



Accommodation briefly comprises: A bright entrance hallway with under stair storage and staircase access to the first floor, there is a large lounge with feature log burner and windows to the front. The lounge leads to an open plan dining room which in turn leads to the kitchen, also open plan, the dining room provides a perfect formal dining space and has a sliding door to the rear gardens. The kitchen area offers a range of wall and floor units with coordinated work surfaces and fitted appliances.

Moving through the kitchen is the utility room, the utility is plumbed for washing appliances, has a door to the rear garden and a WC. The garage can also be accessed from the utility, it provides plenty of storage along with an up and over door should secure parking be desired.

The first floor landing provides access to; a large master bedroom with fitted wardrobes and a separate snug area perfect for a home office or nursery, there is a second bedroom with a walk in wardrobe room and a smaller third bedroom still large enough to house a double bed with appropriate furniture. The bathroom is stunning, a feature freestanding corner bath and a large walk in shower cubicle compliment a vanity sink unit and corner toilet.

Externally to the front is a large block paved driveway, providing off street parking and garage access. The rear provides a spacious area offering a mix of lawned and gravelled areas with planted & fenced borders.

## ON THE GROUND FLOOR

Hallway

Lounge

11'2" x 14'5" (3.40m x 4.40m)

Dining Room

10'6" x 10'6" (3.20m x 3.20m)

Kitchen

10'6" x 10'6" (3.20m x 3.21m)

Utility

WC

Garage

## ON THE FIRST FLOOR

Landing

Master Bedroom

22'0" x 10'6" (6.70m x 3.21m)

Bedroom 2

15'3" x 9'2" (4.64m x 2.80m)

Walk-in Wardrobe

6'5" x 9'2" (1.96m x 2.80m)

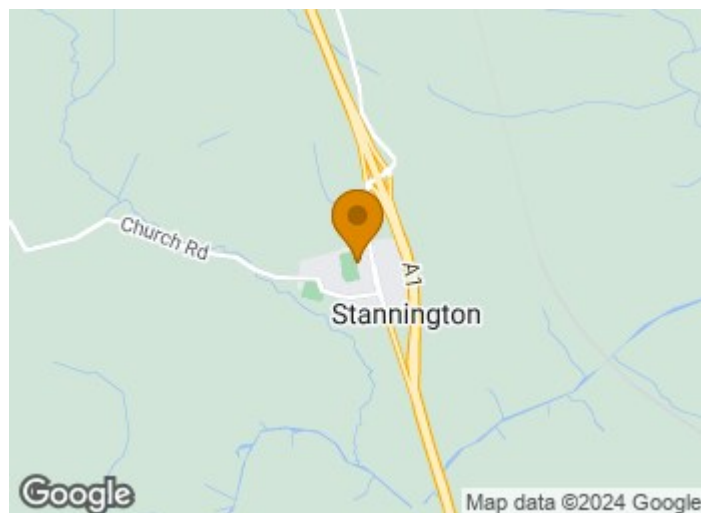
Bedroom

11'11" x 7'3" (3.62m x 2.20m)

Bathroom

6'5" x 10'6" (1.96m x 3.20m)

Disclaimer



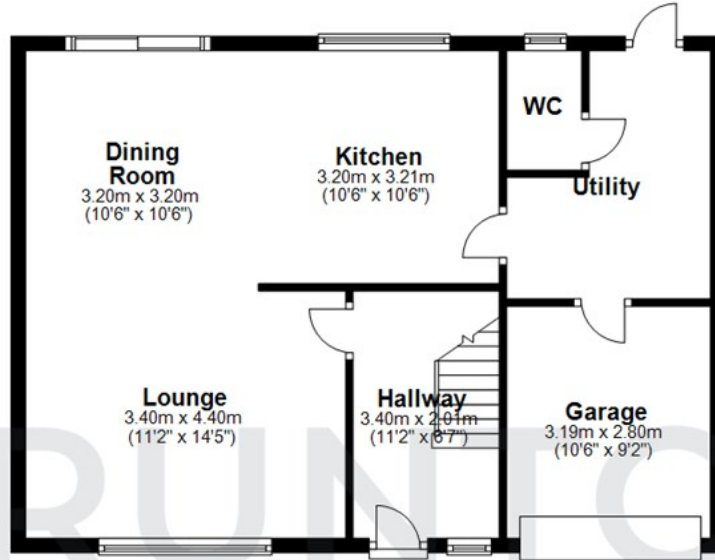
- TERRACED HOME
- THREE BEDROOMS
- LOUNGE & DINING ROOM
- REAR GARDENS
- WIDE DRIVEWAY
- GARAGE



## Floor Plan

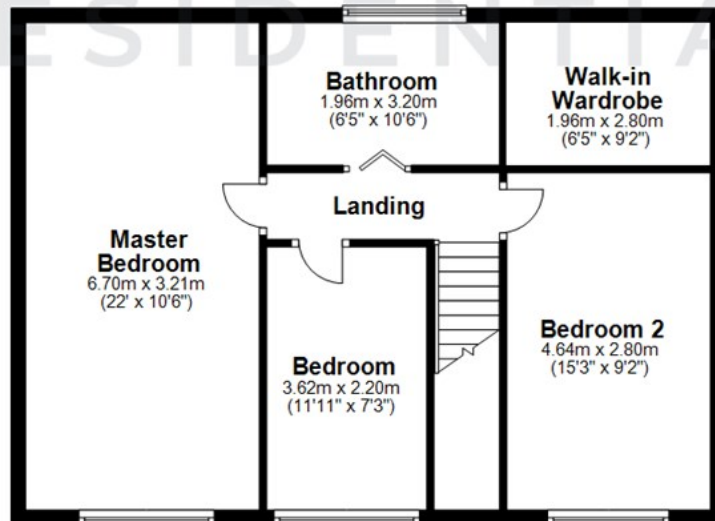
### Ground Floor

Approx. 63.1 sq. metres (678.8 sq. feet)



### First Floor

Approx. 63.1 sq. metres (678.8 sq. feet)



Total area: approx. 126.1 sq. metres (1357.7 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<b>84</b>	<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	