





- Ideal Family Home
- Two Bathrooms
- Balcony
- Rear Garden with Side Access
- Council Tax Band *C*
- Three Bedrooms
- Ground Floor WC
- Driveway & Garage
- Freehold
- Viewing A Must





This well presented, three-bedroom semi-detached home will appeal to the growing family. Ideally positioned on the sought-after Brockwell Gardens in Wallsend.

The location benefits from excellent public transport links, making commuting straightforward and hassle-free. With easy access to both the Coast Road and A19, travel to Newcastle city centre, coastal towns, and surrounding regions is quick and efficient. The area is popular with families and professionals alike, thanks to its reputable local schools, nearby parks, shopping facilities, and a strong sense of community. One of the highlights is its proximity to the scenic Rising Sun Country Park, offering a peaceful green escape for walking, cycling, and outdoor activities.

The property is made up of an entrance lobby, lounge, inner hallway with a convenient ground floor WC, and a stunning open-plan kitchen and dining area, featuring contemporary fitted wall and floor units, an integrated oven and hob, and French doors that open out to the rear garden. Upstairs, the first floor offers three well-proportioned bedrooms. The main bedroom boasts its own en-suite shower room and enjoys access to a private balcony, offering a tranquil outdoor retreat. A stylish, modern three-piece family bathroom with an overhead shower completes the upper level. Additional benefits include gas central heating, double glazing throughout.

Externally, there is a driveway to the front leading to the garage and to the rear, a delightful garden with a patio area and a lawn. An ideal space for relaxing or entertaining during those long summer nights.

We anticipate an extremely high level of viewings on this charming family home. For more information, please call our sales team on 0191 270 1122.

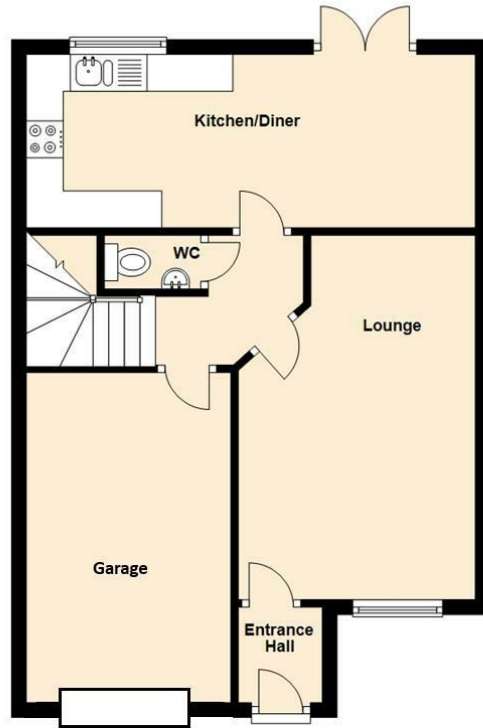
Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

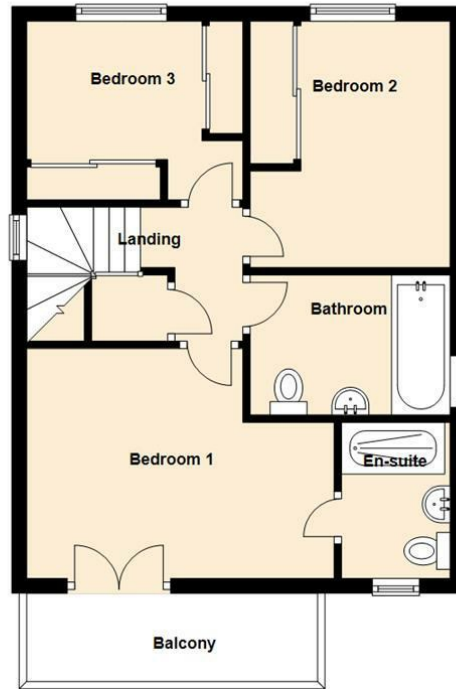
Council Tax band *C*.



Ground Floor



First Floor



Lounge 16'0" x 10'2" (4.89 x 3.12)

Kitchen Dining Room 7'7" x 18'9" (2.33 x 5.72)

Bedroom One 14'2" x 9'6" (4.33 x 2.91)

Bedroom Two 11'3" x 8'8" (3.43 x 2.66)

Bedroom Three 7'10" x 9'9" (2.39 x 2.98)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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 	

The difference between house and home

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