

# BRUNTON

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RESIDENTIAL



**BURNLEY STREET, BLAYDON-ON-TYNE, NE21**

Offers Over £149,950

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Immaculately presented two double bedroom mid terraced home situated on Burnley Street in Blaydon-on-Tyne, offering stylish and spacious accommodation ideal for first-time buyers, down sizers or investors.

The property features a bright lounge, a generous open plan dining space with stairs to the first floor, and a modern fitted kitchen. The first floor provides two double bedrooms, including a spacious main bedroom with en-suite, along with a contemporary family bathroom featuring both a bath and separate walk in shower. The property further benefits from a low maintenance front garden and a private rear yard, offering practical outdoor space.

The location is well placed for access to local amenities, transport links and nearby Newcastle, making this a convenient and appealing home.

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The internal accommodation comprises: an entrance hallway leading through to a well presented front lounge, benefiting from a large window allowing for excellent natural light and creating a bright and comfortable living space. To the rear of the property is a spacious open plan dining room. Stairs lead up from the dining room to the first floor, enhancing the open and sociable layout. From here, there is access into the kitchen, which is fitted with a modern range of wall and base units, complemented by wood effect work surfaces, integrated appliances and a window overlooking the rear yard, along with a door providing external access.

The first-floor landing gives access to two well proportioned bedrooms. The main bedroom is particularly generous in size and benefits from a contemporary en-suite shower room. The second bedroom is also a good sized double. The family bathroom is finished to a modern standard and comprises a bath along with a separate walk-in shower, WC and wash hand basin.

Externally, the property benefits from a low maintenance front garden with a decorative stone finish, while to the rear there is an enclosed yard with paved and decked areas, providing a private outdoor space ideal for relaxing or entertaining. The stunning home also benefits from a recently renewed roof.



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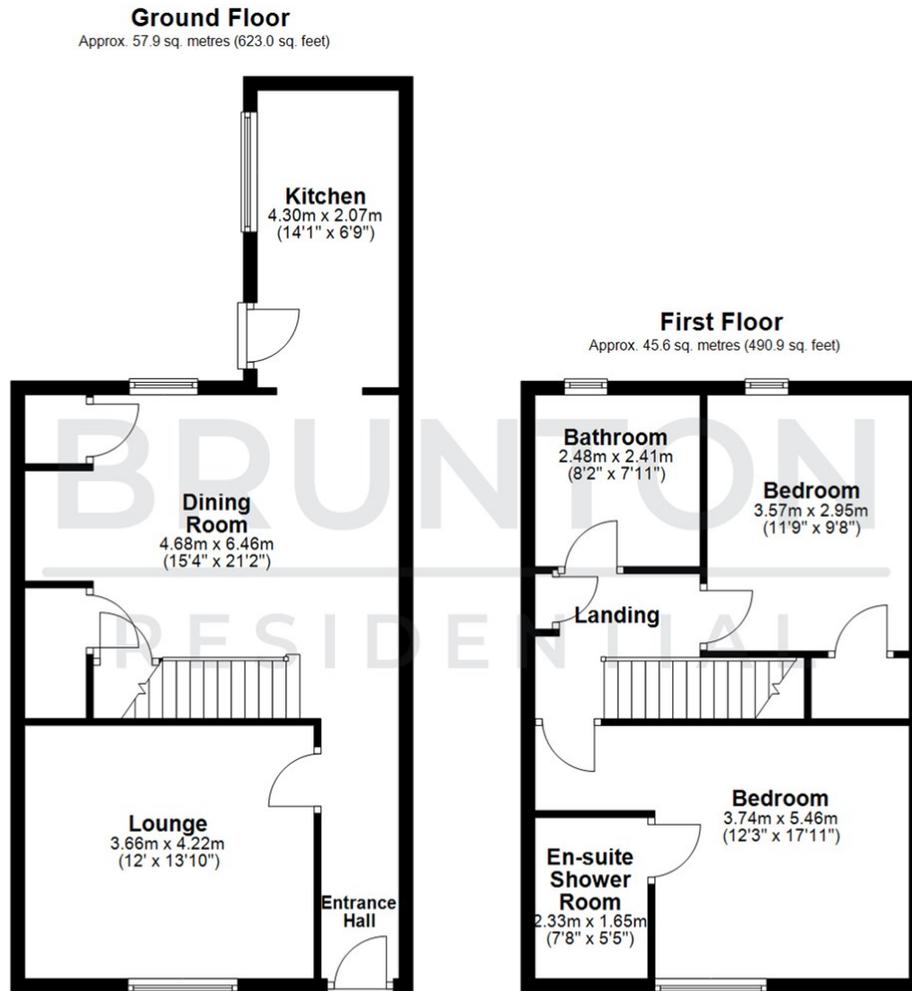
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TENURE : Freehold

LOCAL AUTHORITY : Gateshead CC

COUNCIL TAX BAND : A

EPC RATING : D



Total area: approx. 103.5 sq. metres (1113.9 sq. feet)

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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	78
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	