

BRUNTON

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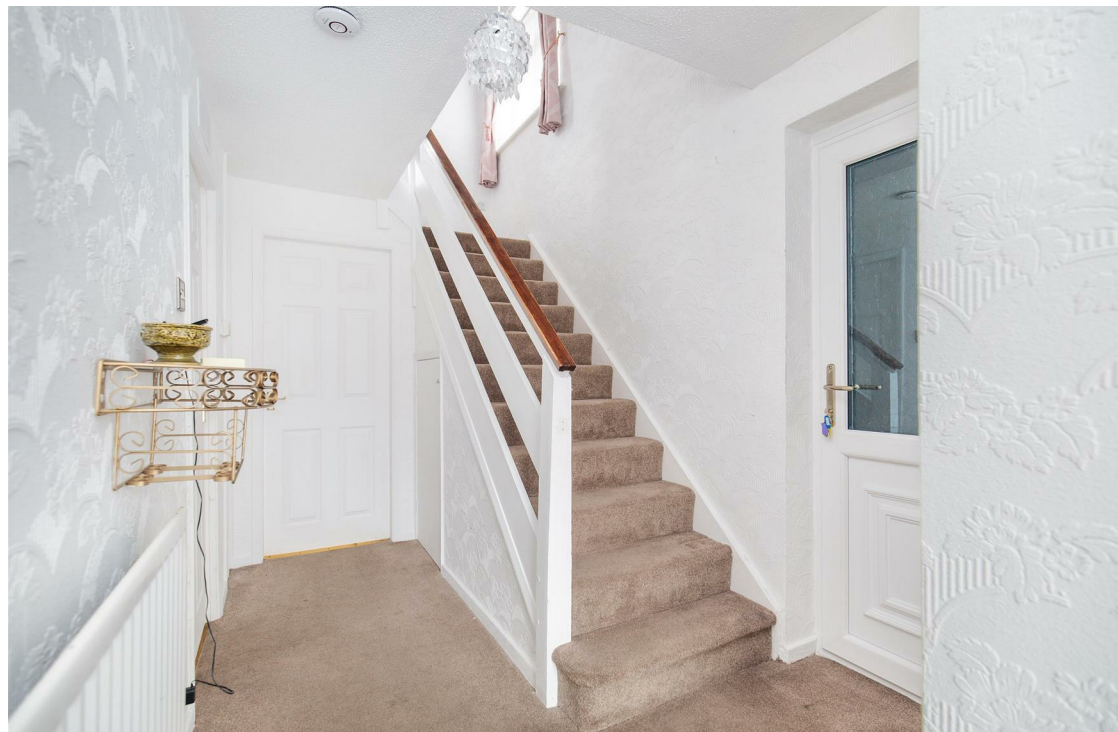
ABERCORN PLACE, WALLSEND, NE28

Offers Over £220,000

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Great Semi-Detached Family Home Situated within a Popular Residential Area of Wallsend, Offering Spacious Accommodation, Including a Lounge/Diner, Kitchen/Breakfast Room plus Conservatory, Three Bedrooms, Wet Room/Shower Room with a Generous Low-Maintenance Rear Garden, Off Street Parking, Garage & No Onward Chain!

This great family home is ideally located on Abercorn Place, Wallsend. Abercorn Place, which is tucked just off from Addington Drive and Alder Road, is perfectly placed to provide access to a wide range of local amenities, including the shops, supermarkets, cafés and well-regarded schools.

Excellent transport links provide easy access into Wallsend town centre, Newcastle City Centre, the A19, Tyne Tunnel and surrounding business parks, making the property well placed for commuters and families alike.

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The internal accommodation comprises: an entrance hall with a useful built-in storage cupboard and a staircase rising to the first floor. The hallway also provides internal access to the integral garage. Positioned to the left is an impressive lounge and dining room extending the full depth of the property, creating a bright and spacious reception area ideal for both everyday living and entertaining. A large front-facing window fills the room with natural light, whilst French doors at the rear open directly onto the garden, creating an excellent connection between the indoor and outdoor living spaces.

The kitchen is positioned to the rear of the property and is fitted with a contemporary range of wall and base units, complemented by integrated appliances including an oven, hob and extractor hood, together with space for additional appliances. The kitchen opens into the conservatory, a versatile additional reception space enjoying pleasant views over the rear garden. The conservatory also provides access to a convenient ground-floor WC and a further door leads into the integral garage.

To the first floor, the landing provides access to three bedrooms and the modern shower room. The principal bedroom is a generous double room benefiting from fitted wardrobes with sliding doors, whilst the second bedroom is another well-proportioned double and also benefits from built-in wardrobes with sliding doors. Bedroom three offers flexible accommodation as a child's bedroom, nursery or home office. Completing the accommodation is the contemporary shower room, fitted with a walk-in shower, wash hand basin and WC.

Externally, the property benefits from driveway parking leading to the integral garage, whilst the rear garden has been designed for low maintenance with extensive paved seating areas, creating an excellent space for outdoor dining and entertaining.



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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : B

EPC RATING : C

