

BRUNTON

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PINE STREET, SEATON BURN, NEWCASTLE UPON TYNE, NE13

Offers Over £110,000

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A well-proportioned three-bedroom mid-terraced home, offering approximately 798 sq ft of accommodation and occupying a popular residential position within the established village of Seaton Burn.

The property provides comfortable accommodation arranged over two floors, with a welcoming entrance hall leading to a generous living room, fitted kitchen and bathroom to the ground floor. To the first floor are three bedrooms, including a particularly spacious principal bedroom, together with two further bedrooms offering useful flexibility for family living, a home office or nursery.

Externally, the property benefits from a private rear garden, while its position provides convenient access to local amenities, schools, transport links and the wider road network.

An appealing opportunity for first-time buyers, young families or investors, with viewing recommended to appreciate the size and layout of accommodation on offer.



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The accommodation includes an entrance hallway with an understairs storage cupboard, with the living room to the left and the kitchen to the right. The kitchen offers a range of wall and base units with ample worktop space, plus room for a freestanding range cooker and fridge-freezer.

The full-depth living room has windows to the front and rear, creating a bright, dual-aspect space. It also features a fireplace and attractive wood-effect flooring. A door at the rear leads to the rear hallway, which provides access to the bathroom. The bathroom includes a generous walk-in shower, heated towel rail, clad walls, WC and washbasin, along with windows on two sides for plenty of natural light.

Stairs from the rear hallway lead to the first-floor landing, with doors to all three bedrooms. Bedroom one, to the left at the top of the stairs, is a generously sized full-depth double room with dual-aspect windows and plenty of natural light. Bedroom two is another double room overlooking the front, while bedroom three, currently used as a craft room, is a well-proportioned single bedroom.

To the front, the garden is mainly laid to lawn, with a gated driveway providing off-street parking for one car. To the rear is a substantial, secure garden with gated access to the public footpath. It includes a lawn, paved patio, large secure shed and a recently laid concrete path leading to the rear gate.



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TENURE : Freehold

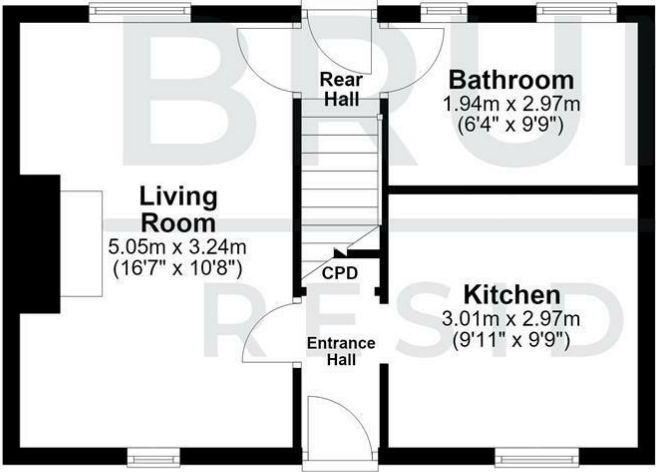
LOCAL AUTHORITY :

COUNCIL TAX BAND : A

EPC RATING :

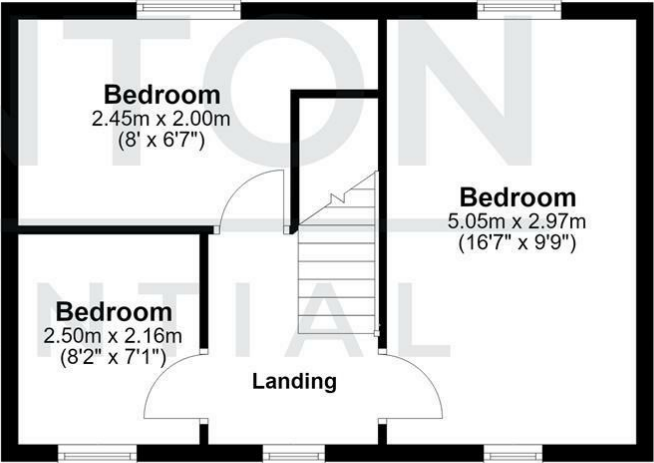
Ground Floor

Approx. 37.1 sq. metres (399.0 sq. feet)

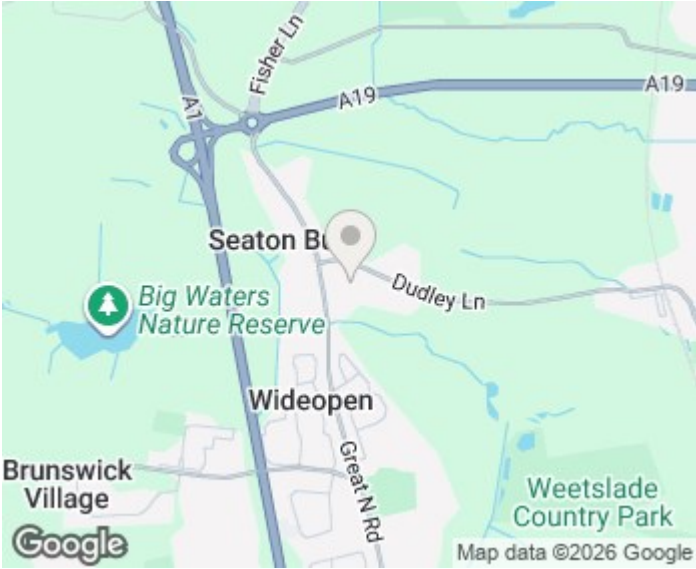


First Floor

Approx. 37.1 sq. metres (399.1 sq. feet)



Total area: approx. 74.1 sq. metres (798.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		