

# BRUNTON

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## RESIDENTIAL



**ATKIN STREET, CAMPERDOWN, NE12**

Offers Over £120,000

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Well-presented two-bedroom terraced home situated on Atkin Street in Camperdown, offering well-balanced accommodation arranged over two floors and ideally suited to first-time buyers, downsizers or investors.

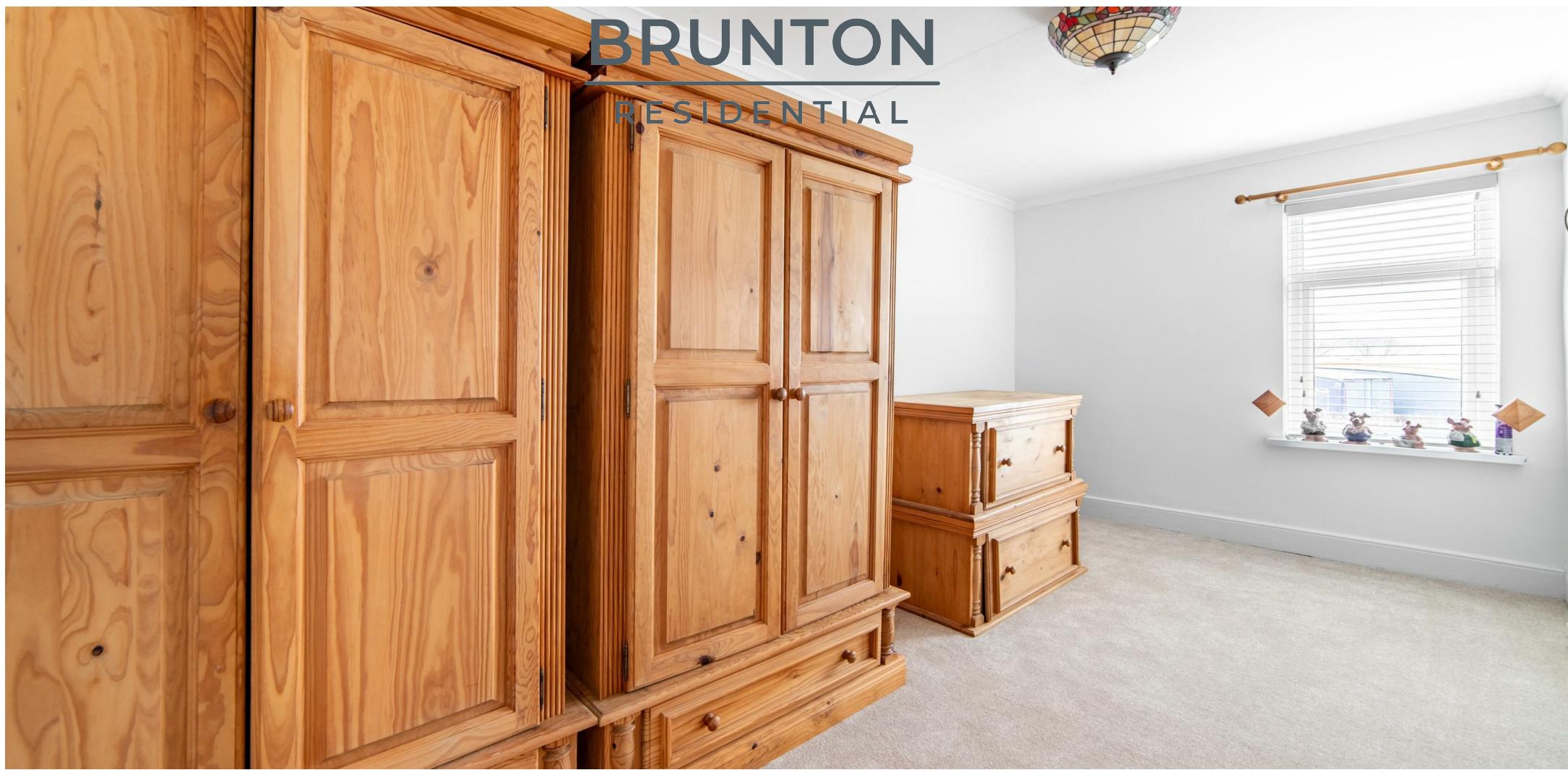
The ground floor comprises an entrance hall, a spacious lounge with a feature fireplace, wooden flooring and a bright front-facing window, along with a fitted kitchen featuring integrated appliances and rear access. A generously sized family bathroom completes the ground floor accommodation. To the first floor, there are two well-proportioned double bedrooms, both enjoying front aspects, with one spanning the length of the property.

Atkin Street is located within Camperdown, a popular residential area offering convenient access to local amenities and everyday services. The area benefits from good transport links, providing easy routes into Newcastle city centre and surrounding areas, making it ideal for professionals and small families alike.

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The internal accommodation comprises: an entrance hall with stairs to the first floor and a large lounge to the right, benefiting from a forward-facing window, allowing in plenty of natural light. This space also enjoys a feature fireplace and wooden floors. A door leads through to the kitchen, which has a range of fitted wall and base units, integrated appliances and a window to the rear of the property. Off the kitchen is the spacious and well-appointed family bathroom that has a three-piece suite with a shower over the bath, along with a heated towel rail. There is also doored access to the rear garden.

The first-floor landing provides access to two generous double bedrooms, both with front aspects, and one spanning the length of the property.

Externally, a shared front lawn lines the property, whilst to the rear is a yard an ideal space for family life and entertainment.



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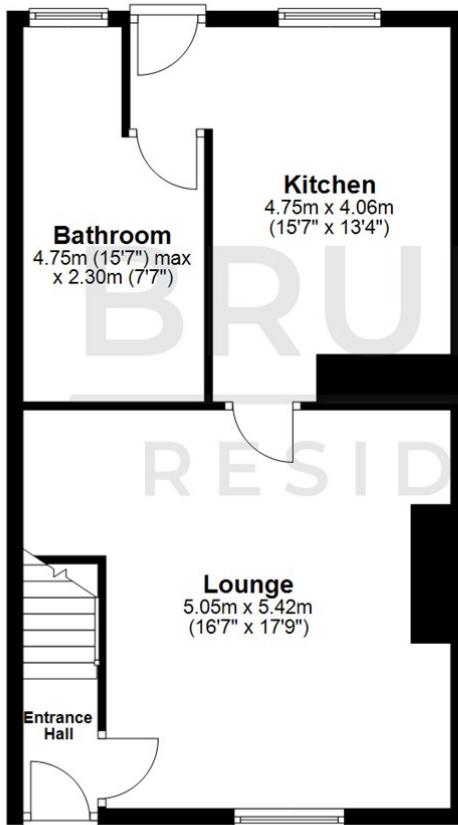
TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

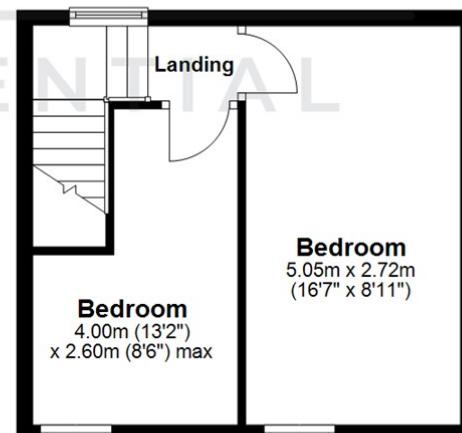
COUNCIL TAX BAND : A

EPC RATING :

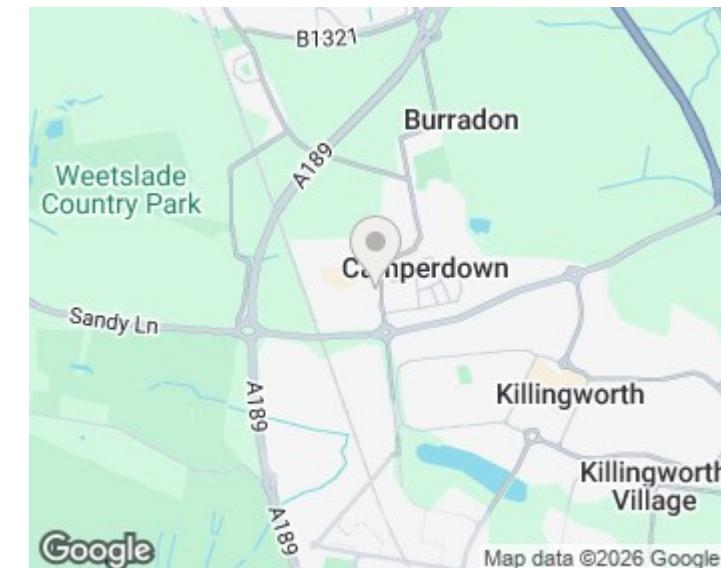
**Ground Floor**  
Approx. 53.6 sq. metres (577.1 sq. feet)



**First Floor**  
Approx. 27.4 sq. metres (294.5 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		
(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 <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		
EU Directive 2002/91/EC		
England & Wales		