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BERESFORD GARDENS, NEWCASTLE UPON TYNE, NE6

Asking Price £119,950

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Well-presented two-bedroom terraced home on Beresford Gardens, offering a versatile layout and a beautifully landscaped rear garden.

Arranged over two storeys, the property features a spacious living room, fitted kitchen with dining space, a versatile sun room, utility room, two double bedrooms and a contemporary shower room. Externally, there are attractive front gardens and an enclosed landscaped rear garden.

Situated in a well-established residential area of Newcastle upon Tyne, Beresford Gardens is conveniently placed for a wide range of everyday amenities, including local shops, supermarkets, cafes and schools. Chillingham Road Metro Station is within easy reach, while regular bus services and the nearby A1058 Coast Road provide excellent connections to Newcastle city centre, the coast and surrounding areas. Offering both convenience and accessibility, this location is well suited to first-time buyers, professionals and downsizers seeking a home within easy reach of everything they need.

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The internal accommodation comprises: an entrance porch with a useful storage cupboard, opening into the hallway where there is a further storage cupboard and stairs leading up to the first floor. Positioned to the right is the well-appointed kitchen, fitted with a range of wall and base units, complementary work surfaces, tiled walls and tiled flooring. Integrated appliances include an induction hob and oven, with space for dining beneath the large front-facing window. The hallway continues through to the generously proportioned living room, benefiting from under-stairs storage and providing an inviting setting for everyday living.

The living room flows through glazed doors to the light-filled sun room, creating a versatile space suited to dining or an additional reception area. Featuring tiled flooring, a lantern rooflight and French doors opening onto the rear garden, this room enjoys excellent natural light throughout the day. A door leads through to the utility room, which provides practical worktop space, plumbing for appliances and external access.

Stairs rise to the first-floor landing, where built-in storage cupboards provide practical storage and access to two well-proportioned double bedrooms and the contemporary shower room. The main bedroom benefits from fitted wardrobes, while the shower room features full-height tiling, a corner shower enclosure, vanity storage, a WC and wash hand basin.

Externally, the front of the property is approached via a gated pathway leading through an attractive low-maintenance gravel garden with established planted borders. The enclosed rear garden has been thoughtfully landscaped with raised decking for outdoor seating, artificial lawn, paved pathways, colourful planting, timber fencing and a useful storage shed, creating a beautifully maintained outdoor space to enjoy throughout the year.



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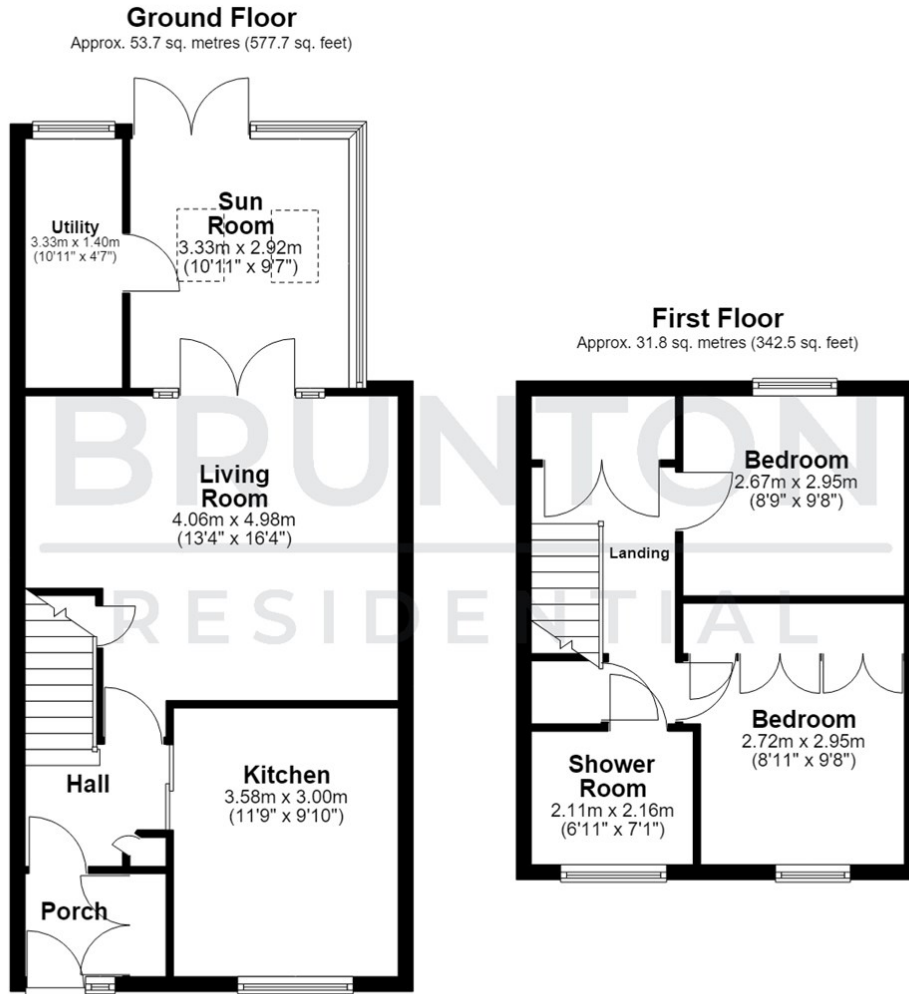
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TENURE : Freehold

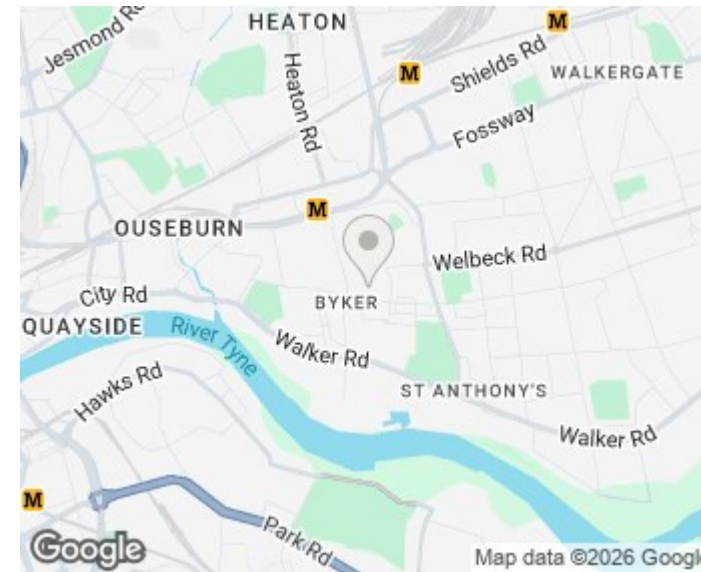
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING : C



Total area: approx. 85.5 sq. metres (920.2 sq. feet)



Energy Efficiency Rating	
	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	
Current: 74	Potential: 86
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
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