

BRUNTON

RESIDENTIAL



ALNWICK TERRACE, WIDEOPEN, NEWCASTLE UPON TYNE, NE13

Offers Over £200,000

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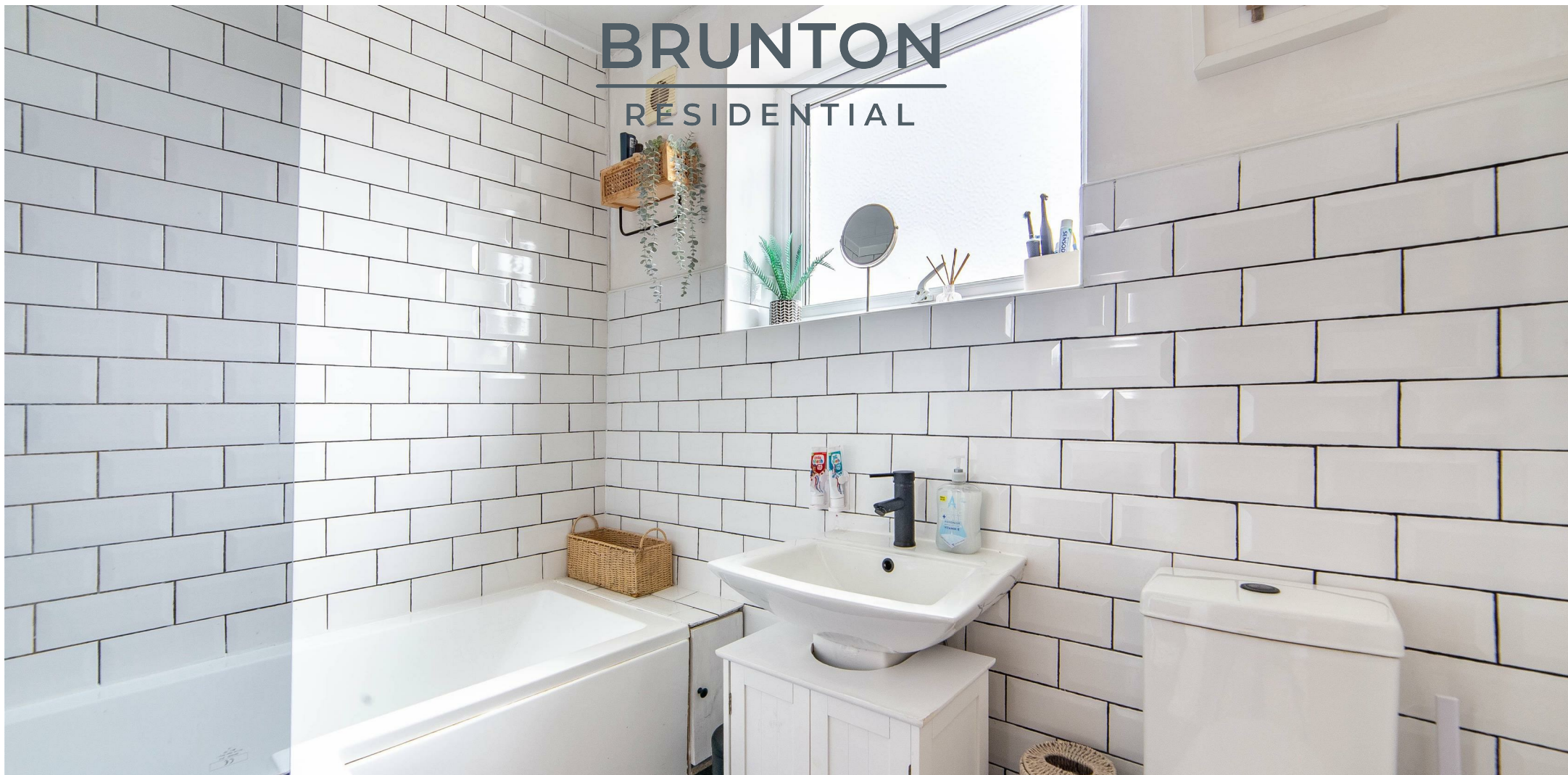




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Well-presented three-bedroom semi-detached home, occupying a quiet cul-de-sac position within the popular residential area of Wideopen.

One of the standout features of the home is its bright dual-aspect lounge and dining room, complete with a charming multi-fuel burner and excellent built-in storage. The extended kitchen and dining room provides an impressive space for everyday family life, whilst the abundance of built-in storage throughout the bedrooms, together with the summer house and gazebo further enhance the property's practicality and appeal.

Wideopen is a highly regarded residential area located to the north of Newcastle upon Tyne, offering a range of local shops, cafés and everyday amenities. The property is well placed for well-regarded schools, nearby parks and excellent transport links, with convenient access to Newcastle city centre, the A1 and Newcastle International Airport, making it an ideal location for commuters and families alike.

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The internal accommodation comprises: An entrance door opening into a welcoming hallway, where stairs rise to the first floor. Positioned to the right is the impressive open-plan lounge and dining room, a bright dual-aspect space with windows overlooking both the front and rear elevations. A charming multi-fuel burner set beneath a timber lintel creates an attractive focal point, whilst fitted shelving and storage cupboards to either side provide excellent built-in storage. Returning to the hallway, the extended kitchen and dining room is positioned to the rear of the property. Fitted with a range of wall and base units, integrated appliances and space for an American-style fridge freezer, the room enjoys an abundance of natural light from windows overlooking the side and rear gardens, together with doors providing direct access to the rear garden.

To the first floor, the landing provides access to three bedrooms and the family bathroom. Bedrooms one and two are both generous double rooms, whilst bedroom three is a well-proportioned single bedroom. All three bedrooms benefit from built-in storage, with bedroom two featuring two built-in wardrobes together with additional storage cupboards above. The accommodation is completed by a well-presented family bathroom comprising a P-shaped bath with shower over, wash hand basin and WC.

Externally, the property benefits from a double driveway to the front, complete with an EV charging point, together with an additional parking space to the side. Occupying an enviable position at the end of the cul-de-sac, the property enjoys a generous wraparound garden extending from the side to the rear. The side garden is mainly laid to lawn, whilst the low-maintenance rear garden is paved and features a summer house, a covered timber gazebo seating area and gated side access.



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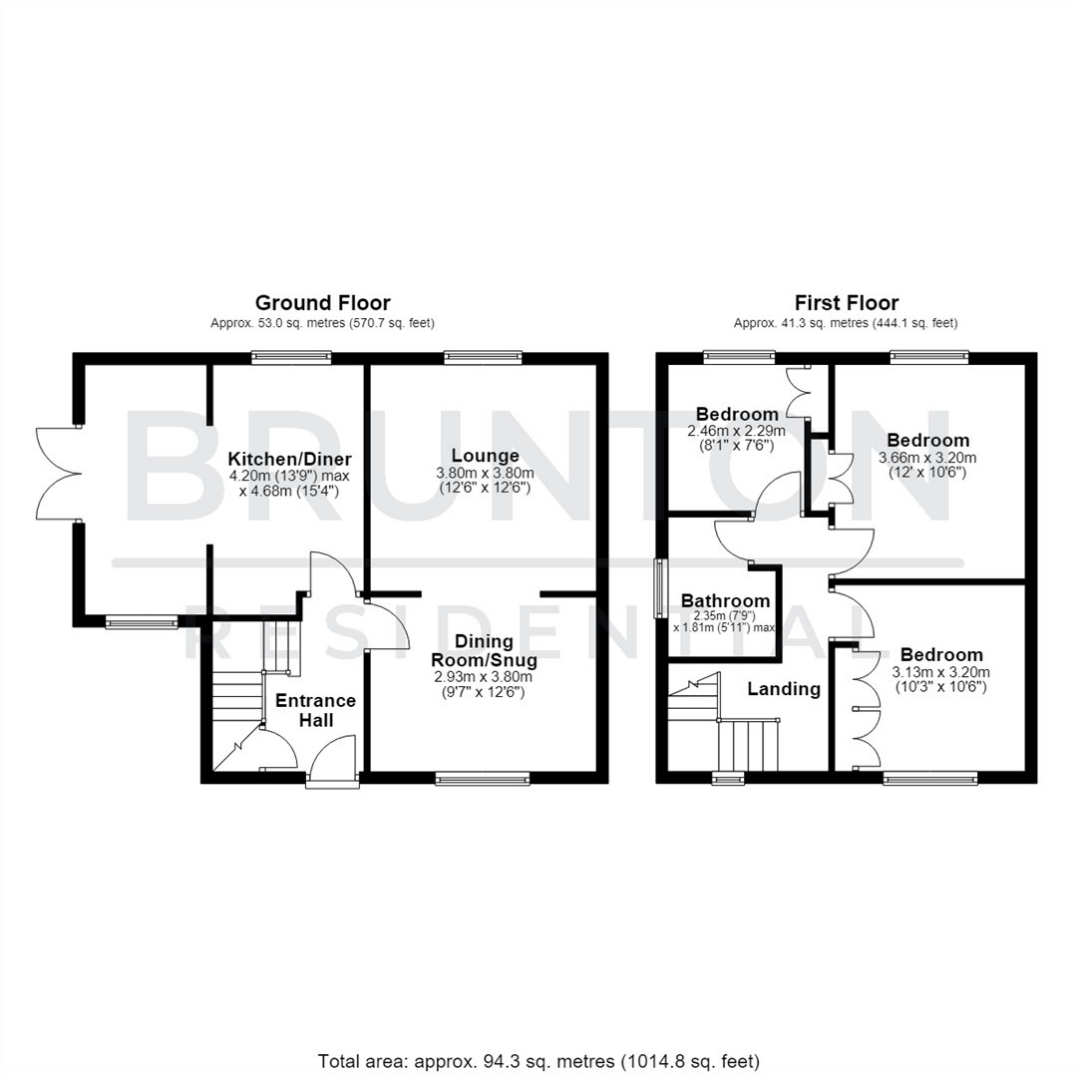
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : A

EPC RATING : C



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	