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MITFORD GARDENS, WIDEOPEN, NEWCASTLE UPON TYNE, NE13

Offers Over £230,000

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Situated within the popular village of Wideopen, this charming semi-detached family home beautifully blends period character with modern practicality. Retaining an array of original features throughout, including stained-glass detailing, picture rails and original internal doors, the property offers warm and inviting accommodation alongside mature gardens and excellent outdoor space.

The home is centred around two attractive reception spaces, each featuring character fireplaces and wood-burning stoves, creating a wonderful atmosphere for both everyday living and entertaining. A well-appointed kitchen, three bedrooms and a recently updated family bathroom are complemented by a driveway, garage and established gardens to both the front and rear, offering a superb balance of indoor and outdoor living.

Mitford Gardens enjoys convenient access to local amenities, schools, transport links and surrounding countryside, making it an appealing location for families and professionals seeking a home with both character and practicality.

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The internal accommodation comprises: a welcoming entrance hallway with stairs rising to the first floor and access to the principal ground-floor living spaces. Positioned to the front is a charming living room featuring a lovely bay window with original stained-glass inserts, alongside a beautiful 1928 wooden fireplace incorporating a wood-burning stove and creating an attractive focal point within the room. Original picture rails and internal doors further enhance the property's character. A useful understairs storage cupboard is positioned within the hallway before the accommodation flows through to the rear dining room. This impressive space features an exposed brick fireplace with a fitted wood burner, creating a standout feature and a wonderful setting for entertaining. The dining area seamlessly connects to the kitchen, which is fitted with a range of wall and base units alongside integrated appliances. French doors open directly onto the rear garden, while additional windows allow natural light to flood the space.

To the first floor, the landing provides access to three bedrooms. Bedrooms one and two are comfortable doubles, both benefitting from fitted wardrobes, while stained-glass detailing continues within the windows of bedroom two and bedroom three. The third bedroom is a well-proportioned single room ideal for a child's bedroom, nursery or home office. Completing the accommodation is a modern family bathroom, replaced approximately two years ago, comprising a bath with shower over, WC and wash hand basin with vanity storage, and featuring an LED heated mirror and additional storage unit and shelves.

Externally, the property benefits from a double driveway leading to a single garage, alongside a west-facing front garden enclosed by mature hedging. To the rear is a beautifully established east-facing garden featuring lawned areas, a decked seating terrace, patio space with lit steps, greenhouse and a substantial shed benefitting from being electrified, with lights and sockets, creating an excellent environment for relaxing, gardening and entertaining.



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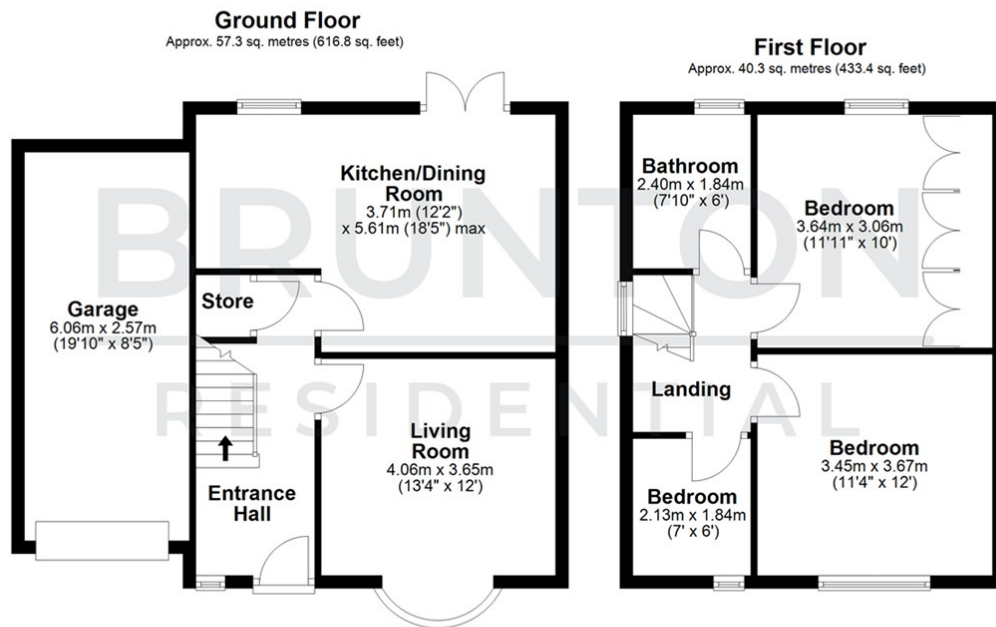
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TENURE : Freehold

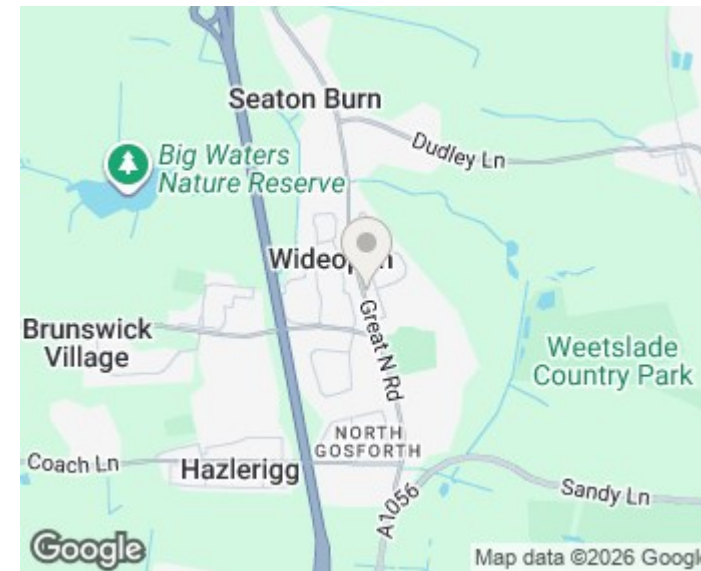
LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : C

EPC RATING :



Total area: approx. 97.6 sq. metres (1050.2 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			
England & Wales		EU Directive 2002/91/EC	

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			
England & Wales		EU Directive 2002/91/EC	