



 Jan Forster

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Burnbridge | Seaton Burn | Newcastle Upon Tyne | NE13 6DZ

Price £115,000



- Popular Location
- One Bedroom
- Ground Floor Shower Room
- Driveway and Garage
- Early Viewing A Must
- Semi Detached Bungalow
- Open Plan Living
- WC on First Floor
- Freehold
- Call For More Information





* Video Tour on our YouTube Channel | https://youtu.be/ttG_C9cOG_Y *

This charming, Gemini-style, semi-detached bungalow enjoys an enviable position within the highly sought-after residential area of Burnbridge, Seaton Burn. Offered for sale with the added benefit of no upper chain, this delightful home presents an excellent opportunity for a variety of buyers, including first-time purchasers, investors, and those looking to downsize.

The area offers a range of local amenities, including shops, supermarkets, cafés, and schools, while nearby Gosforth and Cramlington provide an even wider selection of leisure and retail facilities. Excellent transport links via the A1, A19 and regular public transport services make commuting to Newcastle city centre, Newcastle International Airport and surrounding areas both quick and convenient.

The accommodation briefly comprises an entrance opening into a bright and spacious open-plan living area with an attractive open-plan staircase. The lounge and dining space flows seamlessly into a modern fitted kitchen, which offers a range of wall and base units together with integrated appliances.

The property further benefits from a modern bathroom/WC, complete with a shower over the bath, while the generous mezzanine-style bedroom features a convenient WC.

Externally, the property boasts a low-maintenance front garden, a driveway providing off-street parking, and access to a detached garage. Additional benefits include gas central heating, double glazing throughout, and an external cold-water tap.

Early viewing is highly recommended. For further information, please contact our Gosforth office on 0191 236 2070.

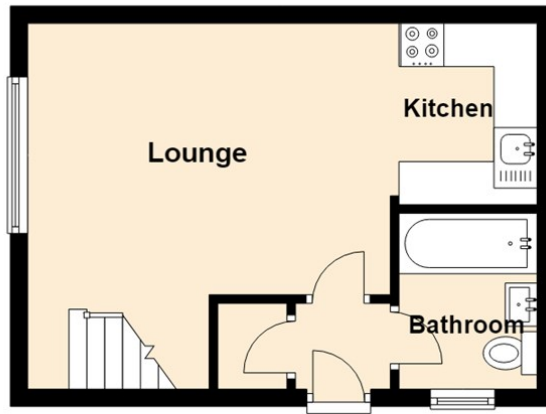
Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

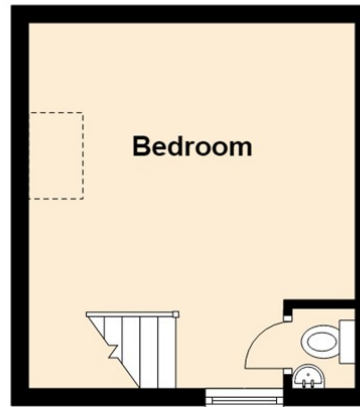
Council Tax band: A.



Ground Floor



First Floor



Lounge 13'10" x 13'10" (4.23 x 4.24)

Kitchen 6'9" x 5'6" (2.06 x 1.68)

Bedroom 6'9" x 5'6" (2.06 x 1.68)

The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		66
(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	

Contact Us: 0191 236 2070

