

# BRUNTON

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RESIDENTIAL



**MORTIMER AVENUE, NEWCASTLE UPON TYNE, NE5**

**£140,000**

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Well-presented two-bedroom semi-detached home located on Mortimer Avenue in Newcastle, offering bright and practical accommodation with a functional layout suited to first-time buyers or downsizers. The property benefits from good natural light, off-street parking and low-maintenance outdoor space.

The ground floor comprises an entrance vestibule leading into a forward-facing lounge with stairs to the first floor and access to the integral garage. To the rear is a well-equipped kitchen/diner fitted with modern units, with a window and door providing direct access to the rear garden. Upstairs, there are two well-proportioned double bedrooms and a modern family shower room with a three-piece suite. Externally, the property enjoys a double driveway and front lawn, while the enclosed rear garden is mainly paved, offering a private and low-maintenance outdoor area.

Mortimer Avenue is conveniently situated within Newcastle, providing easy access to local amenities, schooling and strong transport links into the city centre and surrounding areas.

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The internal accommodation comprises: an entrance vestibule that opens into a forward-facing lounge with stairs to the first floor and access to the integral garage. To the rear of the living room, a door leads to a well-equipped kitchen/diner, fitted with a range of wall and base units and enjoying plenty of natural sun via a window overlooking the rear garden. From the kitchen/diner, there is also a door leading to the rear garden.

The first-floor landing provides access to two well-proportioned double bedrooms, which enjoy aspects over the front and rear of the property. A modern family shower room serves this floor, and features a three-piece suite, a heated towel rail and tiled walls.

Externally, the property benefits from a double driveway leading to the garage, offering off-street parking for multiple vehicles. The garage is larger than a standard garage, and has been built to living standards with cavity walls, which will allow an easy conversion into an additional reception room/bedroom. The front of the property has an attractive lawn, while the rear of the property enjoys an enclosed rear garden area. The area is mainly paved and is enclosed with timber fencing, enhancing the sense of privacy and creating the ideal space for everyday family life and entertainment.



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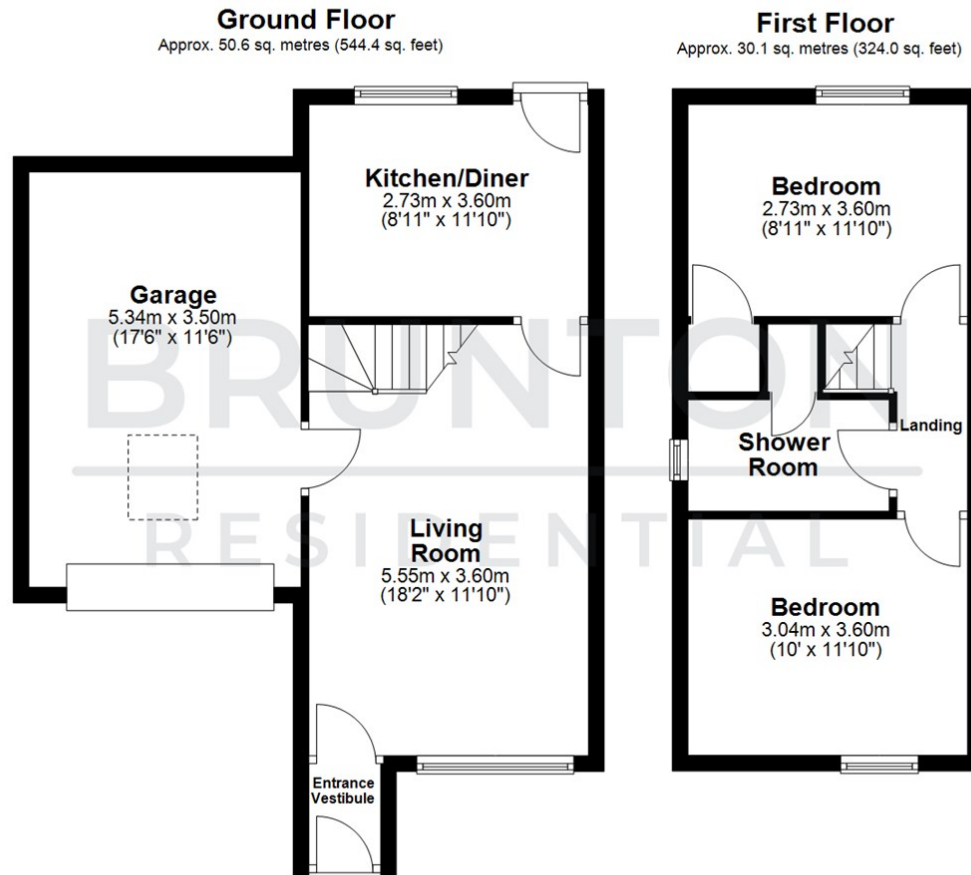
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

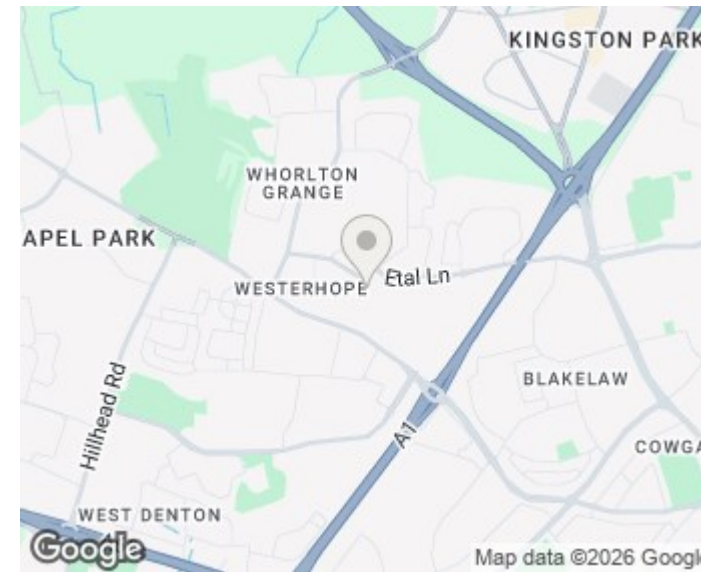
COUNCIL TAX BAND : A

EPC RATING : C



Total area: approx. 80.7 sq. metres (868.4 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		75	80
England & Wales		EU Directive 2002/91/EC	

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