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BLANCHLAND AVENUE, WIDEOPEN, NE13

Offers Over £260,000

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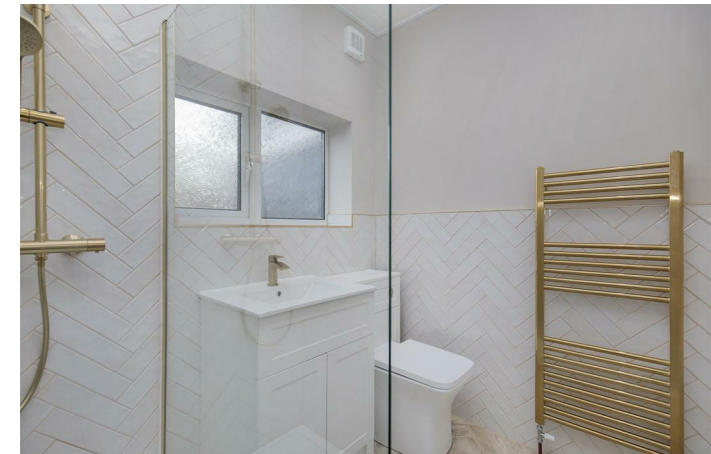
Recently refurbished and exceptionally presented two-bedroom semi-detached home on Blanchland Avenue in Wideopen, Newcastle Upon Tyne.

A particular highlight is the fantastic lounge, which benefits from a large bay window, built-in fireplace and fitted shelving, creating a particularly welcoming reception space and attractive focal point. The open-plan kitchen and dining room is another standout feature, providing excellent space for everyday living and entertaining, with a dual-aspect arrangement, fitted skylights and direct access to the integral garage. The property is further complemented by its modern presentation, well-proportioned bedrooms, practical upgrades, such as LVT flooring and USB/USB-C sockets, and attractive enclosed rear garden.

Blanchland Avenue is situated in Wideopen, Newcastle Upon Tyne, providing access to a range of local shops, schools and everyday amenities. The surrounding area offers a mixture of established residential areas and green spaces, whilst nearby road links provide convenient access towards Newcastle city centre and surrounding areas.

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The internal accommodation comprises an entrance hall with access to all principal rooms. The property has been recently refurbished and is presented to an excellent standard throughout, combining a modern finish with a range of practical upgrades, including LVT flooring and USB/USB-C sockets throughout.

Positioned directly ahead is the fantastic lounge, which benefits from a large bay window providing plenty of natural light, together with a built-in fireplace and custom-built fitted storage and shelving, creating an attractive yet practical focal point to the room. To the right-hand side of the hallway is the first bedroom, providing a well-proportioned double bedroom. Further along the hallway is the stylish shower room, finished with stone tiling and fitted with a modern suite comprising a walk-in shower, wash hand basin and WC. The second bedroom is also positioned along the hallway and provides a further well-proportioned bedroom.

At the end of the hallway is the impressive open-plan kitchen and dining room, creating a spacious and practical area for both everyday living and entertaining. The kitchen and dining area benefit from a dual-aspect arrangement, with windows overlooking the rear, fitted skylights bringing additional natural light into the space and sliding doors opening directly onto the rear garden, creating an excellent connection between the internal and external living areas. The kitchen is fitted with a contemporary range of wall and base units, contrasting work surfaces and integrated appliances, together with access to the integral garage.

Externally, the property benefits from a front garden with established hedging and planting, together with a pathway leading to the entrance. To the rear is an enclosed garden incorporating a lawned area, paved seating areas and established borders, providing a pleasant and versatile outdoor space. The property also benefits from an integral garage with an up-and-over door, lighting and power, providing useful secure parking and additional storage space.



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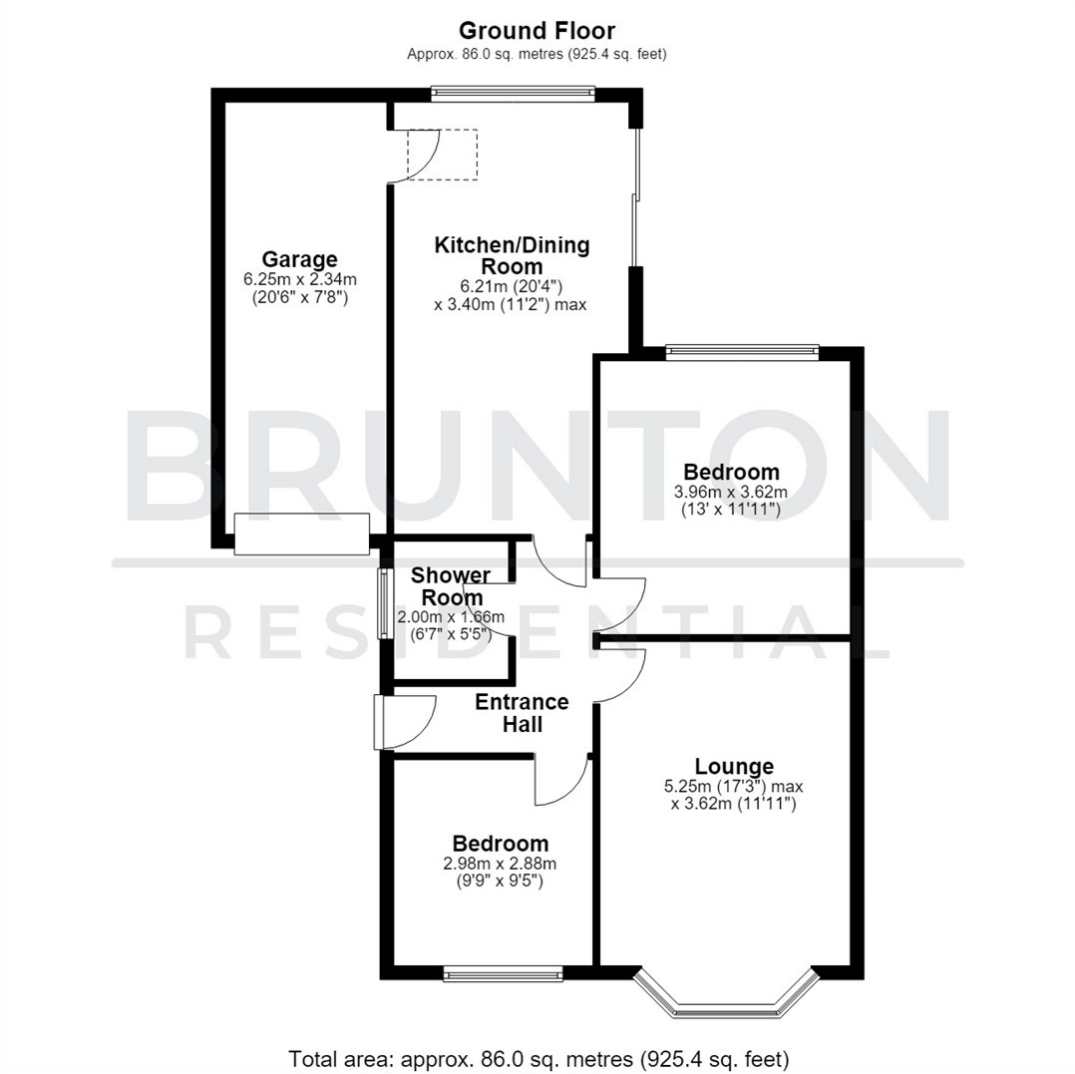
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TENURE : Leasehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : B

EPC RATING : D



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		