



Burnbank Avenue | South Wellfield | NE25 9HG
£245,000

Nestled in the highly desirable residential area of South Wellfield, this charming three-bedroom semi-detached home on Burbank Avenue presents an exceptional opportunity to acquire a spacious property with immense potential. Thoughtfully laid out and filled with natural light, the accommodation briefly comprises a welcoming entrance hallway leading to a generous bay-fronted lounge with a feature fireplace, perfect for family living and relaxation. The well-proportioned kitchen and dining area provide ample fitted storage and workspace. To the first floor, there are three comfortable and well-sized bedrooms, each benefiting from large windows that enhance the bright and airy feel throughout the home, alongside a traditional family bathroom and separate W.C. Externally, the property boasts a private driveway and integral garage providing off-street parking. A charming front garden with decorative railings adds kerb appeal, while to the rear, a private enclosed garden offers lawn and planting areas, ideal for outdoor entertaining or family enjoyment. Perfectly positioned close to highly regarded schools, local amenities, and excellent transport links to Whitley Bay, Tynemouth, and Newcastle, this delightful home offers a rare opportunity to modernise and personalise a property in one of the area's most sought-after neighbourhoods.

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Semi-Detached

Three Spacious Bedrooms

**Sought-after Location Close to Local
Schools and Amenities**

Driveway with Front Garden

Generous Garage

Enclosed Rear Garden

Bay-fronted Living Room

For any more information regarding the property please contact us today

ENTRANCE HALL: Double glazed front door, carpet floor, radiator, picture rail, staircase up to first floor, door to:

LOUNGE: 16'4 x 12'3 (4.98m x 3.73m)
Measurements into Bay and Alcove Double glazed bay window which floods the room with natural light, carpet floor, radiator, feature gas fireplace, stylish picture rail.

DINING KITCHEN: 18'3 x 7'1 (5.56m x 2.16m)
Incorporating a range of base, wall and drawer units, co-ordinating worktops, part tiled splashback, double glazed window, door to:

UTILITY: 11'2 x 4'2 (3.4m x 1.27m) Incorporating a range of base and drawer units, contrasting worktops, single glazed windows, carpet floor, door to:

GARAGE: 27' x 8'9 (8.23m x 2.67m) A spacious garage with refitted electric garage door leading out to the front drive and door to the garden.

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LANDING: Split staircase, carpet floor, access to attic, door to:

BEDROOM ONE: 8'4 x 15'1 (2.54m x 4.59m) A spacious double bedroom, carpet floor, radiators, double glazed windows that benefit from a front and rear aspect providing an abundance of natural light.

BEDROOM TWO: 13'7 x 10'7 (4.15m x 3.22) Plus depth of storage. Front facing double bedroom with built in wardrobe and separate storage cupboard providing ample storage space, carpet floor, picture rail, radiator, double glazed window.

BEDROOM THREE: 10'3 x 10'8 (3.12m x 3.25m) Measurement into alcove. Double bedroom with double glazed windows looking over the garden, carpet floor, radiator, alcove storage, picture rail.

BATHROOM: Bath with mixer tap and overhead shower, pedestal washbasin, double glazed window, fully tiled walls.

SEPARATE W.C.: Low level W.C. with lever cistern, double glazed window, fully tiled walls.

EXTERNALLY: Enclosed rear garden with lawn, front driveway with garden space and garage.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: ADSL

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: TBC

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Awaiting Floorplan

Awaiting EPC

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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

