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BEXLEY AVENUE, NEWCASTLE UPON TYNE, NE15

Offers Over £160,000


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Located on a desirable residential street in Denton Burn, this attractive two-bedroom property offers well-proportioned accommodation arranged over two floors. A practical layout makes it ideal for first-time buyers, couples or those looking to downsize.

The ground floor features a spacious living room with bay window, a separate kitchen, utility area, entrance hall/dining room and a modern-sized family bathroom. To the first floor are two well-proportioned bedrooms, complemented by a useful WC. With approximately 977 sq. ft. of accommodation, this property offers a great combination of space, practicality and comfortable living.

Bexley Avenue is situated within the popular residential area of Denton Burn, to the west of Newcastle city centre. The area offers a good range of local amenities, including convenience stores, supermarkets, cafés and takeaways, with further shopping facilities available at nearby St James Retail Park. There is a selection of well-regarded local schools nearby, including St Bede's Catholic Primary School and St Cuthbert's High School. Excellent transport links are available via West Road, providing convenient access to Newcastle city centre, the A1 and wider regional road networks, making the area a practical choice for commuters and families alike.

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The internal accommodation comprises: An entrance hall, which is accessed from the side of the property. To the right is the living room, which features a beautiful exposed brick chimney, housing a wood burner. Shelving has been installed either side of the chimney, increasing the storage capacity. A large bay window allows ample natural light to enter the room. The entrance hallway opens up to the dining room and utility area to the left of the entrance. The utility area is electrified and plumbed ready for a washing machine and tumble dryer.

The kitchen is accessed via an opening, where you step up into the room. The kitchen is arranged in a galley style, with dual aspect windows to maximise the natural light in the room. A range of wall and base units, featuring integrated oven and hob help with the practicality of the space.

The bathroom is accessed via the entrance hallway, at the foot of the stairs to the first floor. The bathroom is fully tiled, and features a white three piece suite with shower over the bath. A useful heated towel rail is located on the wall above the bath.

Travelling to the first floor, there is a landing with doors leading off to both bedrooms and the upstairs WC. Bedroom one is a good sized double room, located on the front aspect, and benefiting from beautiful views across the Tyne Valley towards Wylam and Corbridge. Bedroom two is another good sized double bedroom, located on the rear aspect, and currently configured as a dressing room, it could easily be returned to a bedroom. At the end of the hallway, you will find a well presented WC adding additional convenience.

Externally, the property benefits from gardens to the front, side and rear, with the front garden including a double driveway and lawn edged with mature shrubs. To the side, you will find a large paved patio area, with retainer wall recently replaced by the current owners. To the rear there is a patio area, followed by a raised lawned area, with retainer walls, once of which has been replaced recently, and direct access to the detached garage to the rear, which has an additional drive to the front.





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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : C



Total area: approx. 90.8 sq. metres (977.6 sq. feet)





