BRUNTON

RESIDENTIAL

# WINDER DRIVE, HAVANNAH PARK, NE13

Offers Over £195,000

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ELENCATHRA
HELVELLYN
SKIDDAW
SCAFELL
Live
Forever
NO RIFF
RAFF

HELVELLYN
SKIDDAW
SCAFELL
HELM CRAG

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An immaculately presented two bedroom semi-detached home located on Winder Drive in the popular residential area of Havannah Park, NE13.

The home features a welcoming entrance hall, a generous lounge/diner with French doors opening out to the rear garden and a modern kitchen. The property further benefits a ground-floor WC, two well-proportioned bedrooms and a stylish family bathroom, all presented to a good standard throughout. The property also has off-street parking via a driveway and an enclosed rear garden.

The property is well positioned for access to local shops, schools, and amenities, with good transport links to Newcastle city centre and surrounding areas, making this a highly convenient and desirable location.

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Upon entering the property, you are welcomed by a central hallway which provides access to a convenient ground floor WC. Positioned at the front of the home is a well presented kitchen, offering a range of base and wall-mounted units along with integrated appliances including an oven, hob and fridge freezer. To the rear, the bright and spacious lounge/diner benefitting from French doors that open directly onto the garden, allowing for plenty of natural light. A practical under stair storage cupboard completes the ground floor accommodation.

The first floor comprises two well proportioned bedrooms, both capable of comfortably accommodating a double bed and additional furniture. The second bedroom further benefits from a generous built in storage cupboard. A family bathroom serves this level and is fitted with a bath with shower over, wash hand basin and WC

Externally, the property features a private rear garden primarily laid to lawn, complemented by a recently completed patio area ideal for outdoor seating and entertaining. To the front, a driveway provides off-street parking for one vehicle, completing this appealing home situated in a desirable and well-regarded location.

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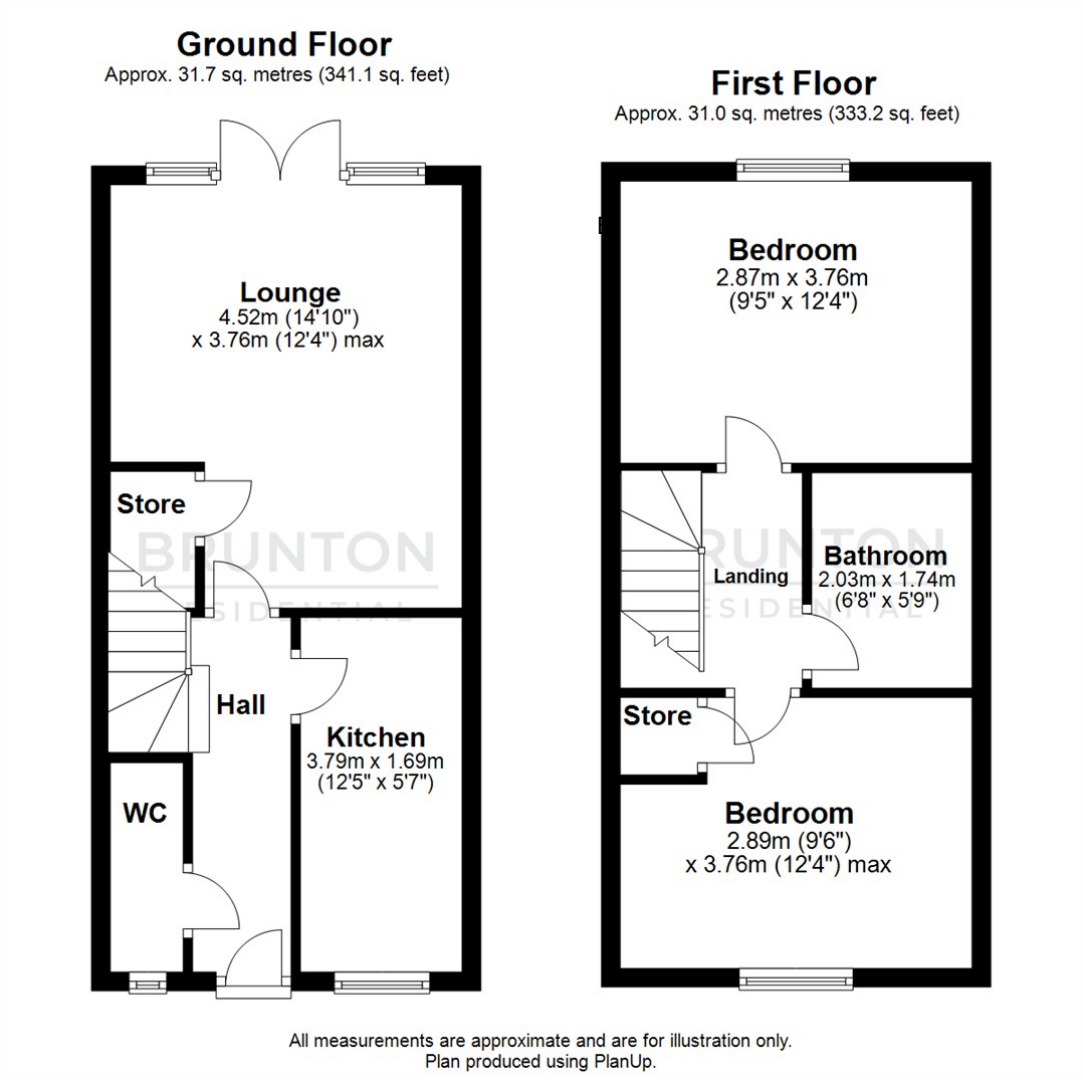
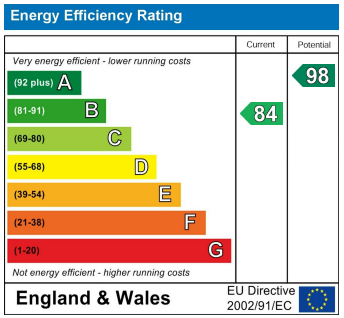
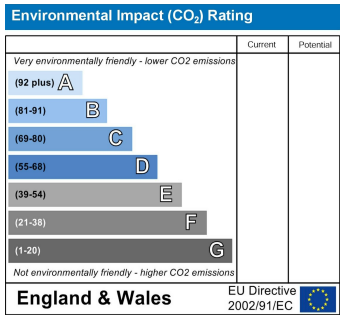
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : B