



**COLLIER GARDENS, HAVANNAH PARK, NE13**

Offers Over £220,000



# BRUNTON

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## RESIDENTIAL





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RESIDENTIAL





#### THREE BEDROOMS – STUNNING CONDITION – SEMI-DETACHED HOME

Brunton Residential are delighted to offer for sale this well-presented three-bedroom semi-detached home, located on Collier Gardens in the popular Havannah Park Estate.

This property features three well-proportioned bedrooms, with the principal benefiting from fitted wardrobes and an en suite shower room. The property further benefits from a spacious lounge/diner, a lovely enclosed rear garden, and off-street parking.

This home is situated in a well-connected residential area offering easy access to Newcastle Upon Tyne and the surrounding areas. The location benefits from local amenities, green spaces, and excellent transport links.

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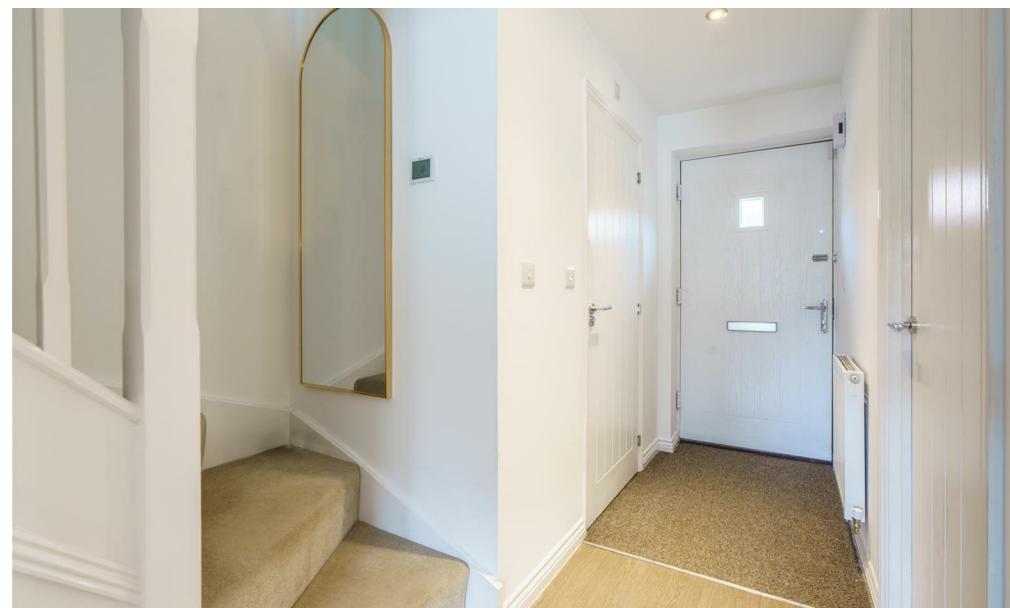
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Upon entering the property, you are welcomed into an inner hallway laid with laminate wood-effect flooring and stairs leading to the first floor landing. From here, there is access to a ground floor WC, as well as a well-equipped kitchen featuring a front aspect window, a range of wall and floor units, and integrated appliances including an oven, hob, and extractor fan.

Positioned at the rear of the property is a spacious lounge/diner, offering a built-in storage unit and French doors that open out onto the rear garden.

Upstairs, the first floor comprises three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room complete with a three-piece suite and tiled flooring. A family bathroom serves the remaining bedrooms and is fitted with a bath, washbasin, and WC. A useful storage cupboard is located on the landing.

Externally, the front of the property provides off-street parking, while the rear features a well-proportioned enclosed garden with a lawned area and a paved patio seating space.



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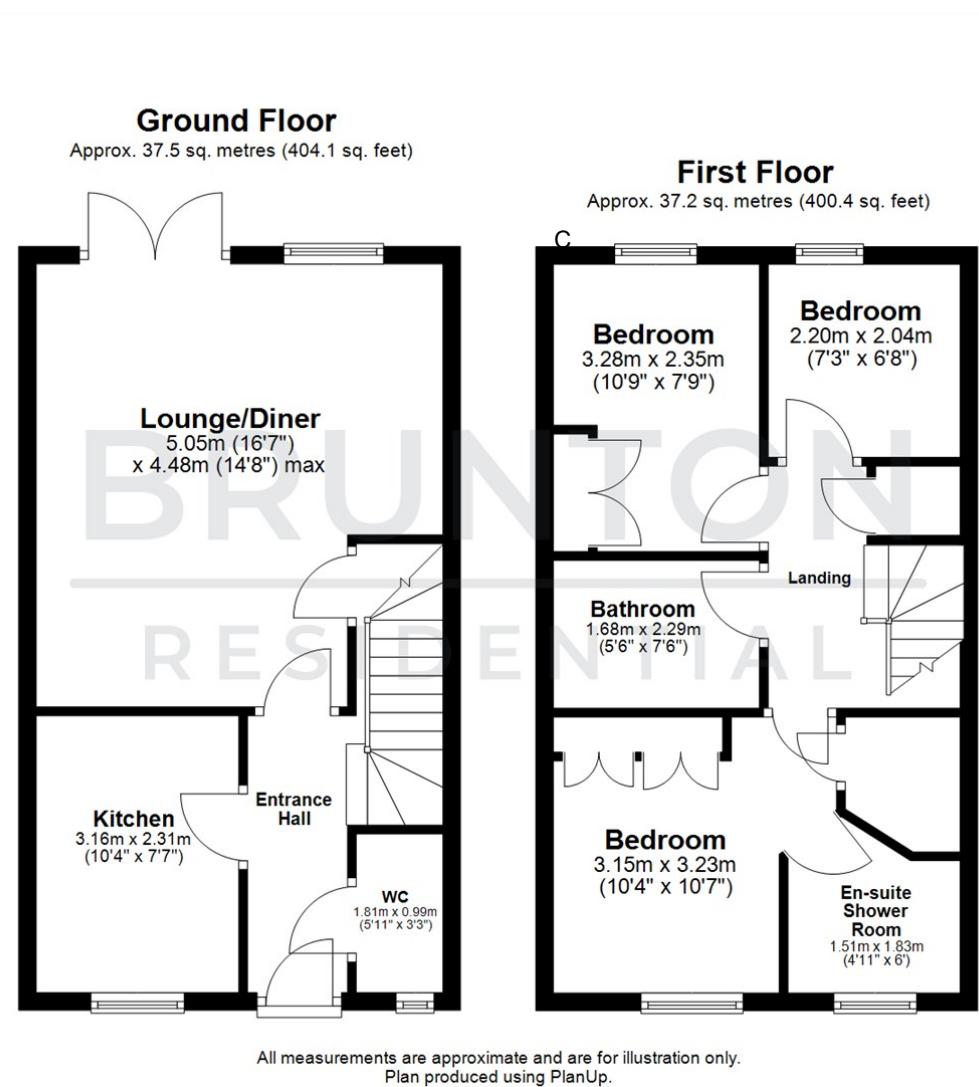
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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EU Directive 2002/91/EC		
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