

# BRUNTON

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## RESIDENTIAL



**ELMWOOD PARK GARDENS, GREAT PARK, NE13**

**Offers Over £210,000**



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Delightful three-bedroom terraced Persimmon-built Seaton style home on Elmwood Park Gardens in Great Park, Newcastle upon Tyne.

This well-regarded and popular design offers excellent accommodation across three storeys. The property comprises three bedrooms, a kitchen/diner, a lounge, and a bathroom. It also benefits from private parking and enjoys an open aspect to the front, adding to its overall appeal.

Situated on Elmwood Park Gardens in Great Park, Newcastle upon Tyne, this property is well placed for access to local shops, everyday amenities and well-regarded schools. Convenient road connections and reliable public transport links provide easy travel to Newcastle city centre and surrounding areas.



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The internal accommodation comprises: An entrance hallway leading into a spacious lounge with a front aspect window. A door opens into a central internal hallway, providing access to the stairs leading up to the first floor, a convenient ground floor WC, and the kitchen/diner. The kitchen is well equipped with appliances and fitted with ample wall and floor units topped with wooden countertops, providing excellent storage and work surface space and French doors to the South facing rear garden.

The first floor landing gives access to two well-proportioned bedrooms and a modern family shower room with partially tiled walls, a WC, wash basin, and walk-in shower cubicle.

The second floor landing gives access to a generous dual aspect third bedroom and a useful storage cupboard.

Externally, the property benefits from private parking and enjoys an open aspect to the front. To the rear is a South facing rear garden ideal for entertaining.





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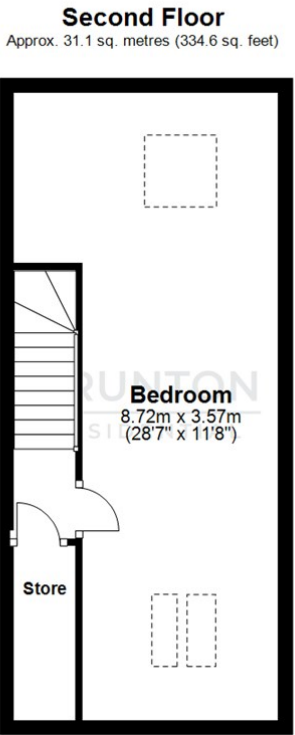
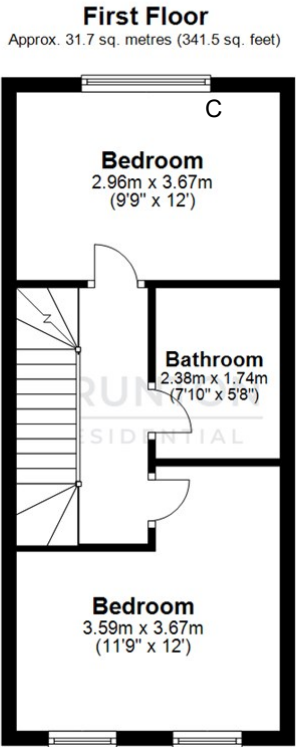
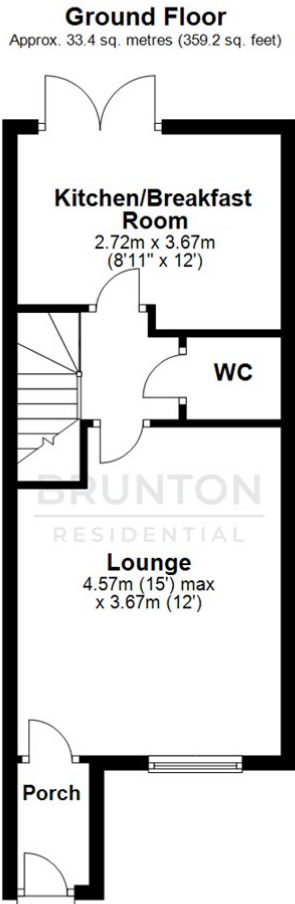
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TENURE : Freehold

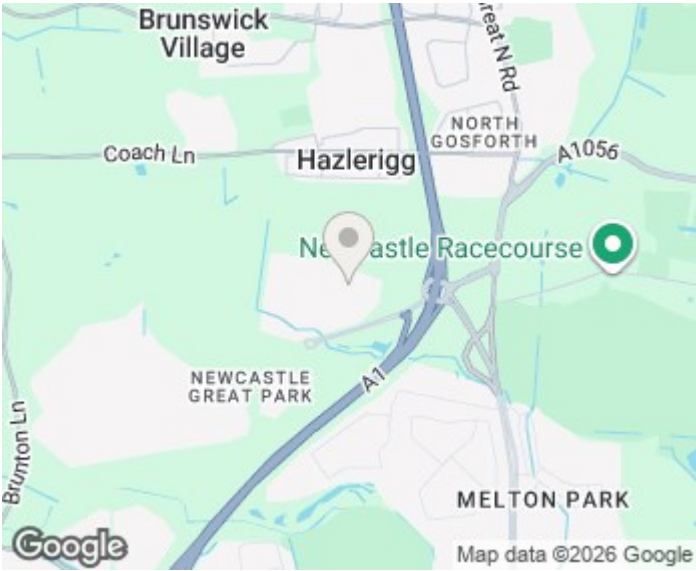
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : B



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		