

# BRUNTON

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## RESIDENTIAL



**AUGUSTA PARK WAY, DINNINGTON, NE13**

**Fixed Asking Price £147,000**



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### REDUCED MARKET VALUE SCHEME | THREE BEDROOMS | ALLOCATED PARKING

A fantastic mid terraced home located in the sought-after Augusta Park development in Dinnington. This Swale by Persimmon Homes offers a well-designed layout with three well-proportioned bedrooms, one of which is the full depth of the property. The home also benefits from a generous and sunny rear garden and is positioned within a cul-de-sac.

Additionally, the property provides allocated parking, a valuable advantage in urban settings.

Situated in the highly desirable area of Dinnington, this home is within easy reach of excellent local amenities, including shops, schools, and green spaces. Dinnington also offers convenient transport links to Newcastle city centre, Ponteland and Newcastle Airport.



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Upon entering, you are welcomed into an entrance hall providing access to a spacious lounge with a front-aspect window overlooking the front of the property. From here, there is access to a WC, while to the rear, an open-plan kitchen/diner features integrated oven & hob and has double doors leading out to the rear garden.

On the first floor, there are two well-proportioned bedrooms along with a tiled shower room, which has been reconfigured to offer a stand alone double shower, washbasin and WC.

The second floor is dedicated entirely to a generous bedroom, which includes Velux windows to front and rear offering plenty of natural light. A storage cupboard is also located on the landing.

Externally, the property enjoys generous front and rear outdoor areas, along with allocated parking. The South facing rear garden is laid to lawn, featuring a paved seating area enclosed by fencing.

This home is available to buy under a Newcastle City Council reduced value purchase scheme, you will own 100% of the property but you will have the benefit of paying just 70% of the value with the restriction of not being able to rent the property out and only being able to sell for the same percentage value for which you originally purchased. Further restrictions and criteria apply.





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TENURE : Freehold

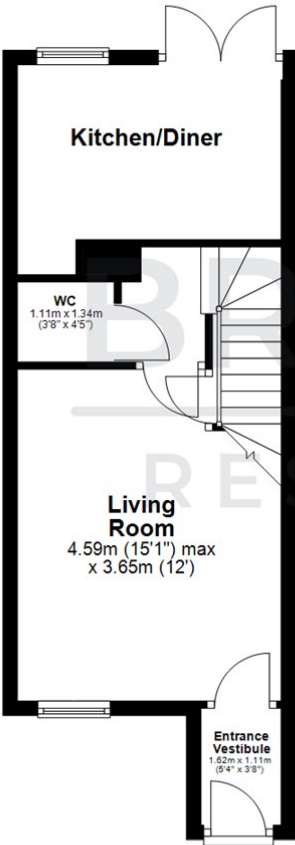
LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : B

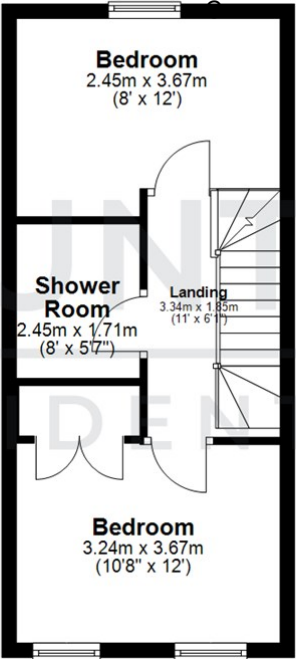
### Ground Floor

Approx. 34.0 sq. metres (366.4 sq. feet)



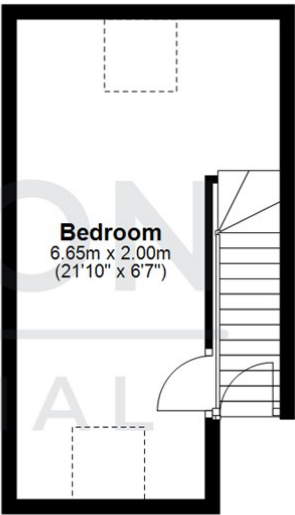
### First Floor

Approx. 31.9 sq. metres (342.9 sq. feet)



### Second Floor

Approx. 22.9 sq. metres (246.5 sq. feet)



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>86</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	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	EU Directive 2002/91/EC