

BRUNTON
RESIDENTIAL



AUGUSTA PARK WAY, DINNINGTON, NE13

Offers Over £300,000

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FOUR BEDROOMS | DETACHED FAMILY HOME | DRIVE & DETACHED GARAGE.

Brunton Residential are delighted to welcome to the market this stunning four bedroom detached home on Augusta Park Way in Dinnington with West facing rear garden, master en suite and detached garage with drive.

For more information and to book your viewing please call our team on 0191 236 8347.

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Brunton Residential are delighted to welcome to the market this immaculate four bedroom detached family home on the sought after Augusta Park Way in Dinnington, briefly comprising; entrance hallway leading to the lounge with recently installed fireplace and the ground floor WC. Kitchen diner spanning the width of the property with utility room as well as French doors onto the rear garden.

Off the landing to the first floor there are three well proportioned bedrooms, the master with en suite and a family three piece bathroom.

The second floor is dedicated entirely to the master bedroom with built in wardrobes, over stair store and en suite shower room.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band E



BRUNTON

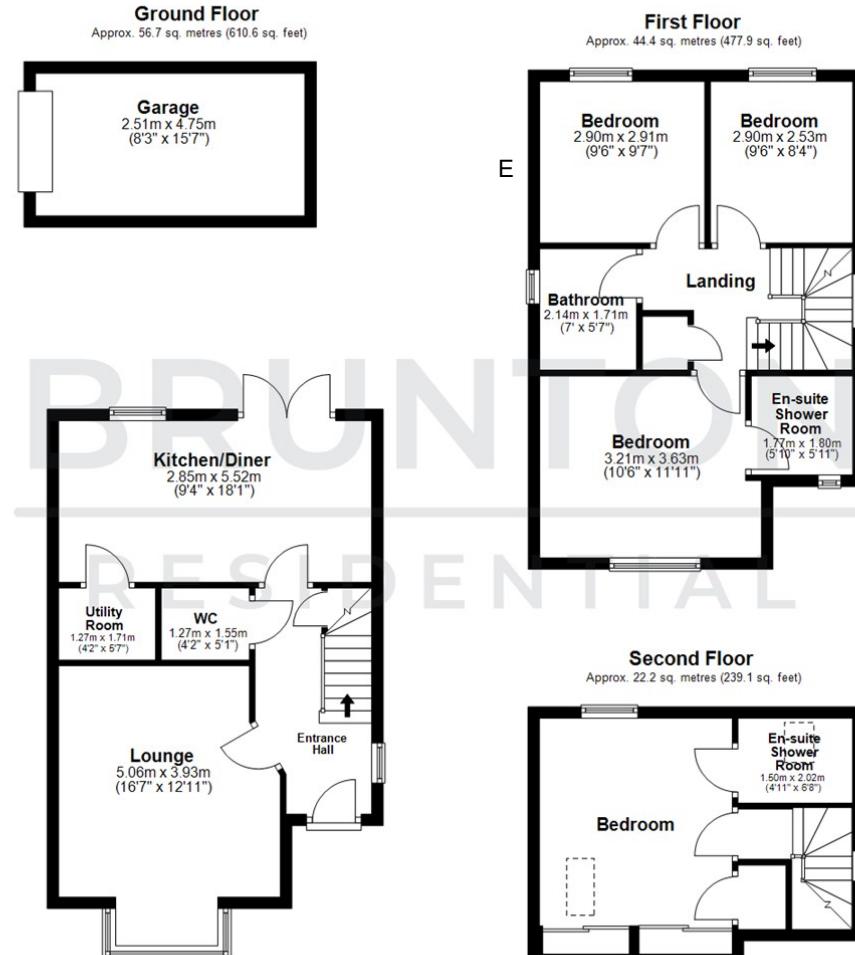
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : E

EPC RATING : B



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



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 92 | |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | 92 | |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |