

BRUNTON
RESIDENTIAL



GRENVILLE DRIVE, BRUNTON PARK, NE3

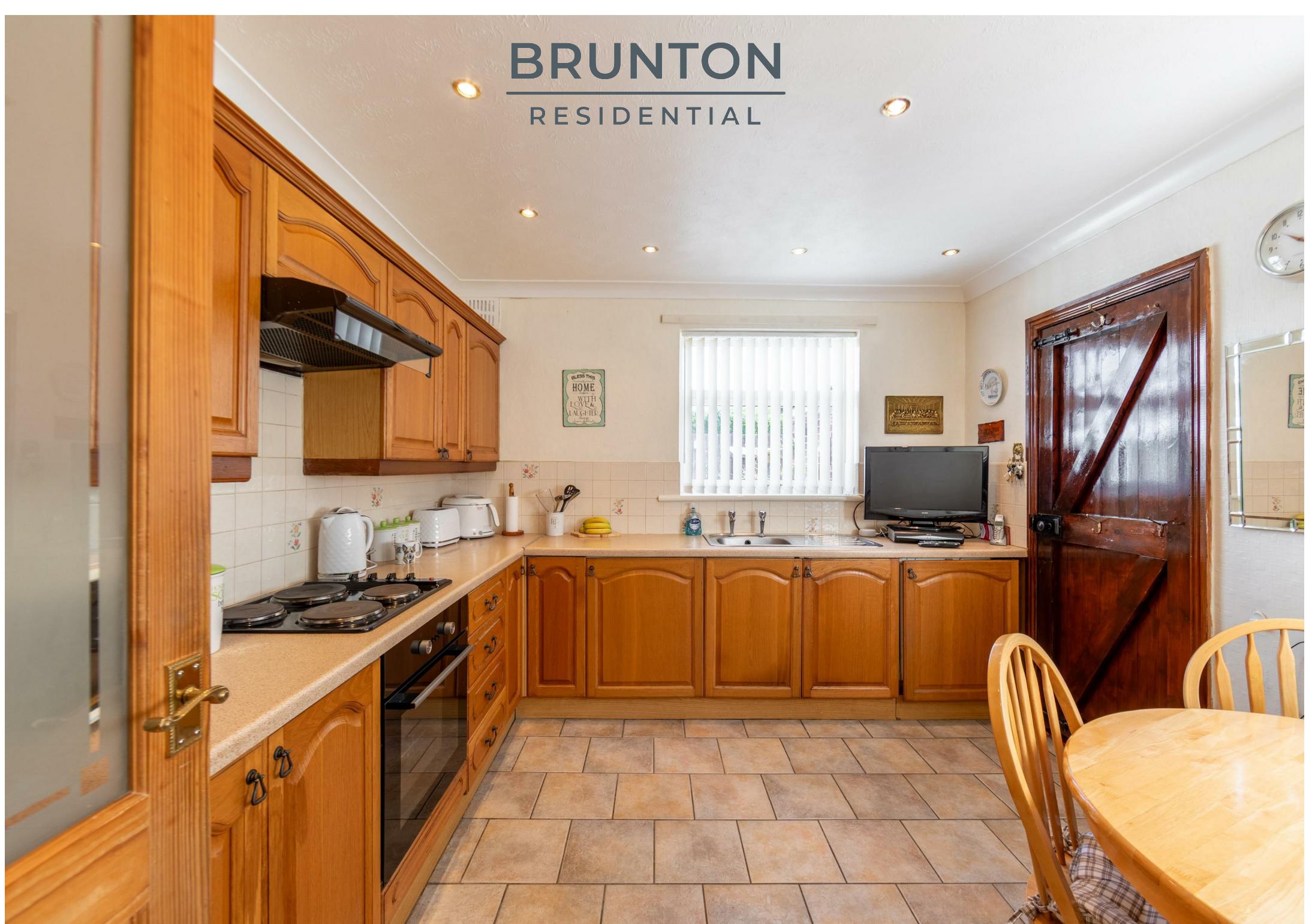
Offers Over £290,000

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TWO BEDROOMS | CONSERVATORY | SEMI DETACHED BUNGALOW

Brunton Residential are delighted to welcome to the market this immaculately presented two bedroom semi detached bungalow on Grenville Drive within the sought after Brunton Park, Gosforth with conservatory, reconfigured garage space and off street parking.

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

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Set on the sought after Grenville Drive on Brunton Park is this beautiful semi detached bungalow. briefly comprising; entrance hallway, bedroom two with South facing aspect, lounge with walk in bay, again with South facing aspect.

Three piece bathroom with shower over the bath, bedroom one with built in wardrobes and access to the conservatory through French doors, breakfasting kitchen with floor and wall units and access to the reconfigured garage space now offering a storage space to the front and utility space to the rear as well as garden access.

Externally there is a low maintenance front garden laid with gravel alongside the drive offering off street parking that leads to the garage/store. To the rear is an enclosed garden with patio area ideal for alfresco entertaining.

Tenure

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

Council Tax Band C



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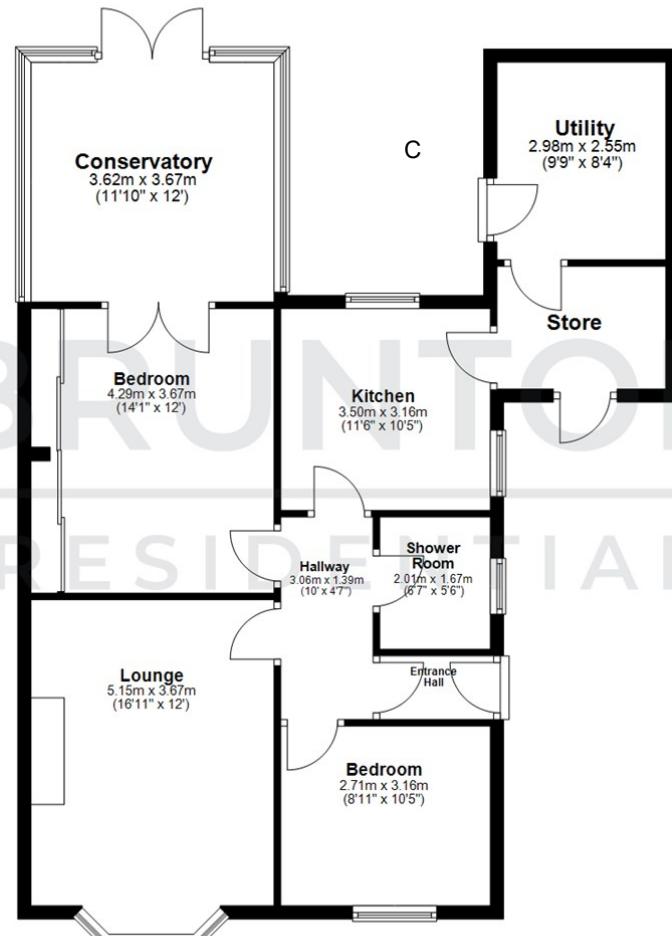
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TENURE : Freehold

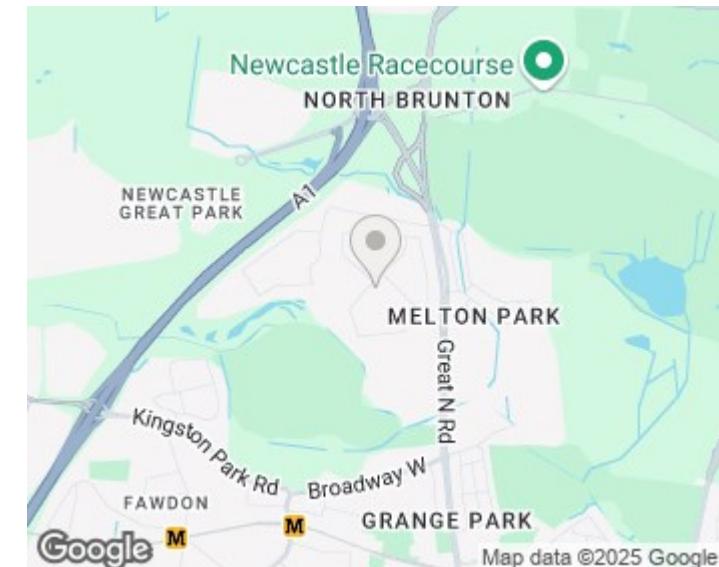
LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : D



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) A		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(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		
(81-91) B		
(69-80) C		
(55-68) D		
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England & Wales		
EU Directive 2002/91/EC		