

**BRUNTON**  
RESIDENTIAL



**NUNEATON WAY, THE BOLTONS, NE5**

Offers Over £230,000

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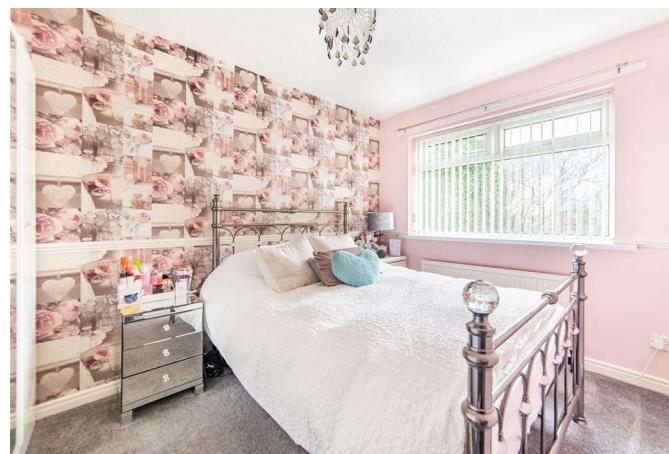
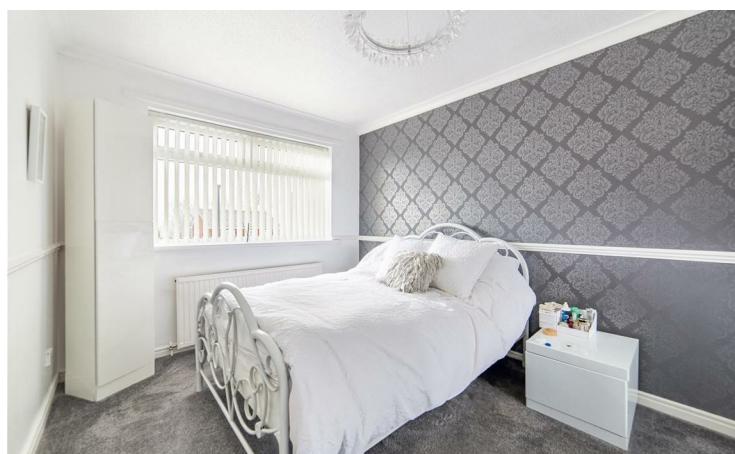
Brunton Residential are delighted to welcome to the market this stunning three bedrooms semi detached family home with kitchen diner, full depth garage offering massive potential and an enclosed rear garden.

The property is located within The Boltons, which is a highly sought-after and exclusive residential development located to the west of Newcastle. The development is thoughtfully laid out and comprises a collection of substantial family homes, each set within generously sized plots.

The location offers excellent transport links, with convenient access to both the A69 and A1 trunk roads, providing direct connections to the region's central motorway network. Newcastle International Airport lies approximately three miles to the north and offers a wide range of national and international flights.

Newcastle city centre is easily accessible and provides an extensive choice of schooling, shopping and leisure amenities, including the Metrocentre, The Sage Gateshead and the vibrant Quayside.

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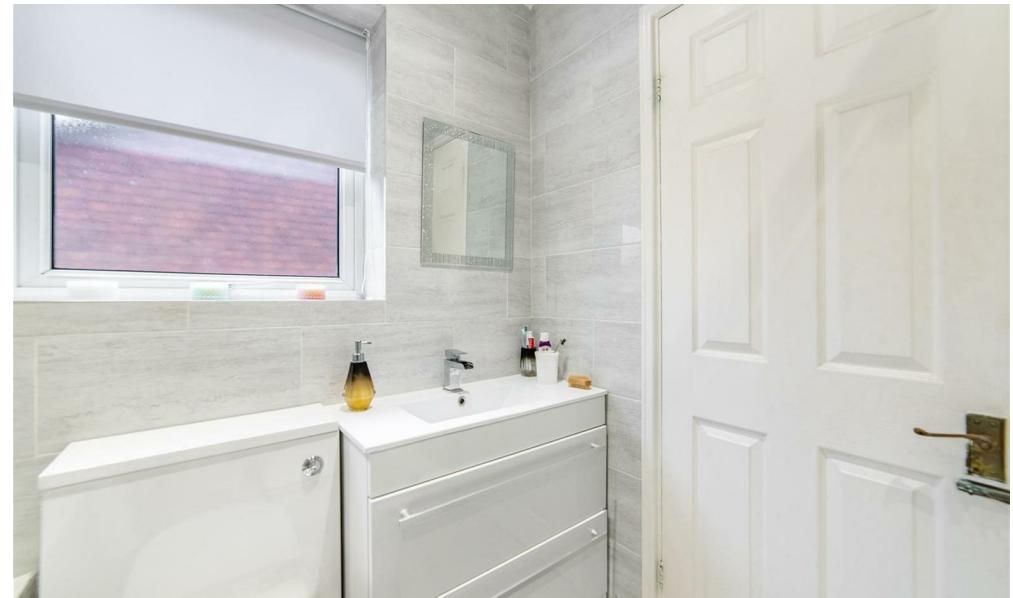
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## RESIDENTIAL

Briefly comprising entrance porch with storage cupboard. The porch opens onto the full width lounge with forward facing window allowing light to flood in, stairs also ascend to the first floor. The kitchen diner spans the depth of the property with sleek wall and floor cabinetry and some integrated appliances. There is also a dining space in front of French doors opening onto the rear garden.

Off the landing to the first floor are three well proportioned bedrooms, bedroom one with built in wardrobes and a family four piece bathroom with stand alone walk in shower.

Externally there is a drive offering off street parking leading to the garage with remote control roller shutter door. The garage runs the depth of the property, providing loads of potential as well as having access from the rear garden. To the rear is an enclosed garden with decking and lawn ideal for alfresco entertaining with gated access.



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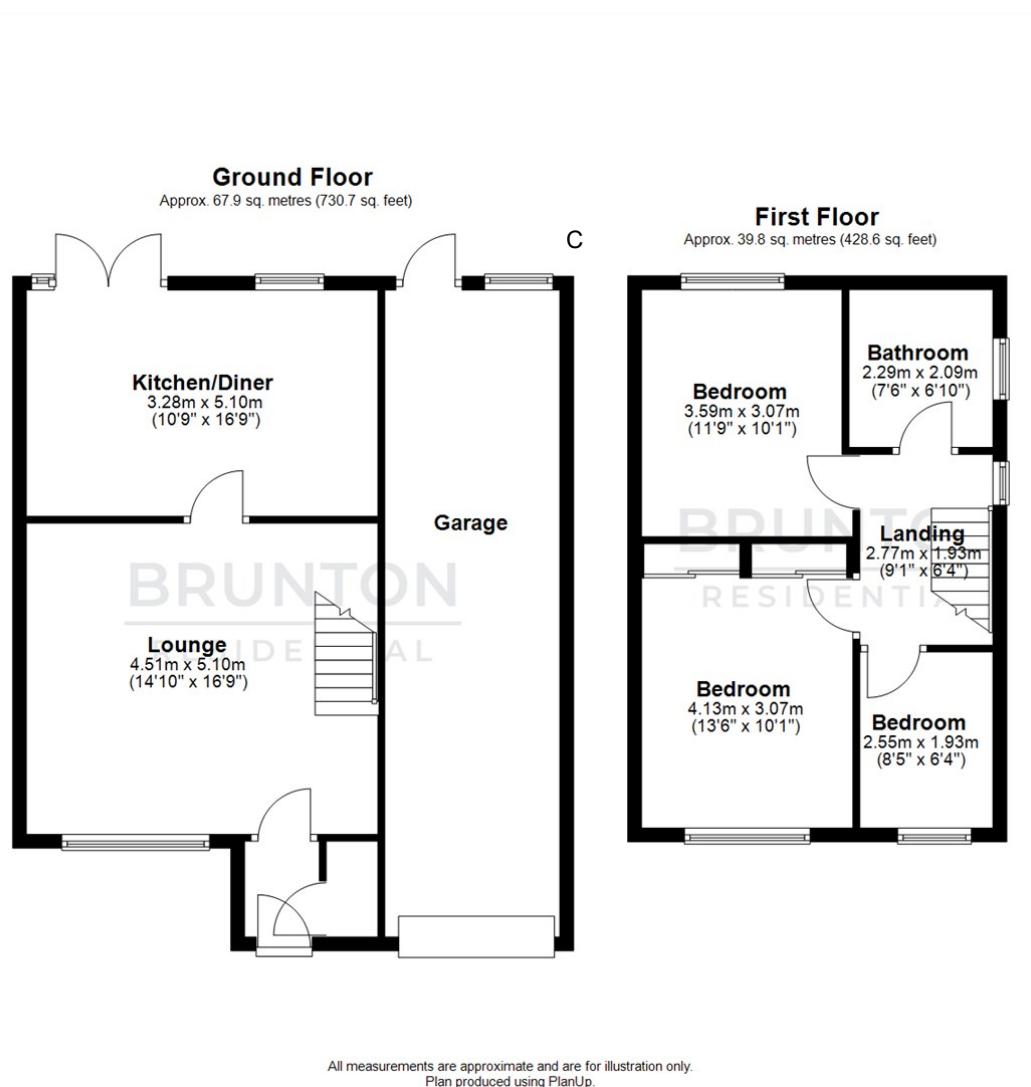
## RESIDENTIAL

TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING :



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(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 <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		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	