

BRUNTON

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WHITFIELD ROAD, FOREST HALL, NE12

Offers Over £325,000

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FANTASTIC TERRACED HOME - SOUGHT AFTER LOCATION - FOUR BEDROOMS

Brunton Residential are delighted to offer to the market this fantastic terraced home on Whitfield Road, a rare, pedestrianised street in Forest Hall. This property is in an excellent position close to local schools, amenities and transport links, offers ample living accommodation throughout with garden, yard and off-street parking.

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Accommodation briefly comprises; entrance porch leading to large entrance hallway. To the front of the property is a spacious and bright lounge with bay window overlooking the garden. To the rear, the property has been converted to create an open-plan kitchen, dining room and family room. The kitchen itself provides a range of wall and floor units, breakfast bar, coordinated work surfaces and fitted appliances as well as a under-stair storage cupboard. To the first floor are two large double bedrooms with ample space for furniture, a third bedroom which would make an excellent nursery and the family bathroom with WC, basin, bath and walk-in shower. To the second floor, is a landing which has a convenient space currently used as an office with access to eaves storage as well as a large fourth bedroom and shower-room.

Externally, the property is situated on a pedestrianised street and has a garden to the front laid mainly to lawn with mature plants and trees, garden shed, pathway access to the property and hedged and fenced boundaries. To the rear is a sun-trap yard with storage and off-street parking for up to two vehicles with secure shutter door and walled boundary.



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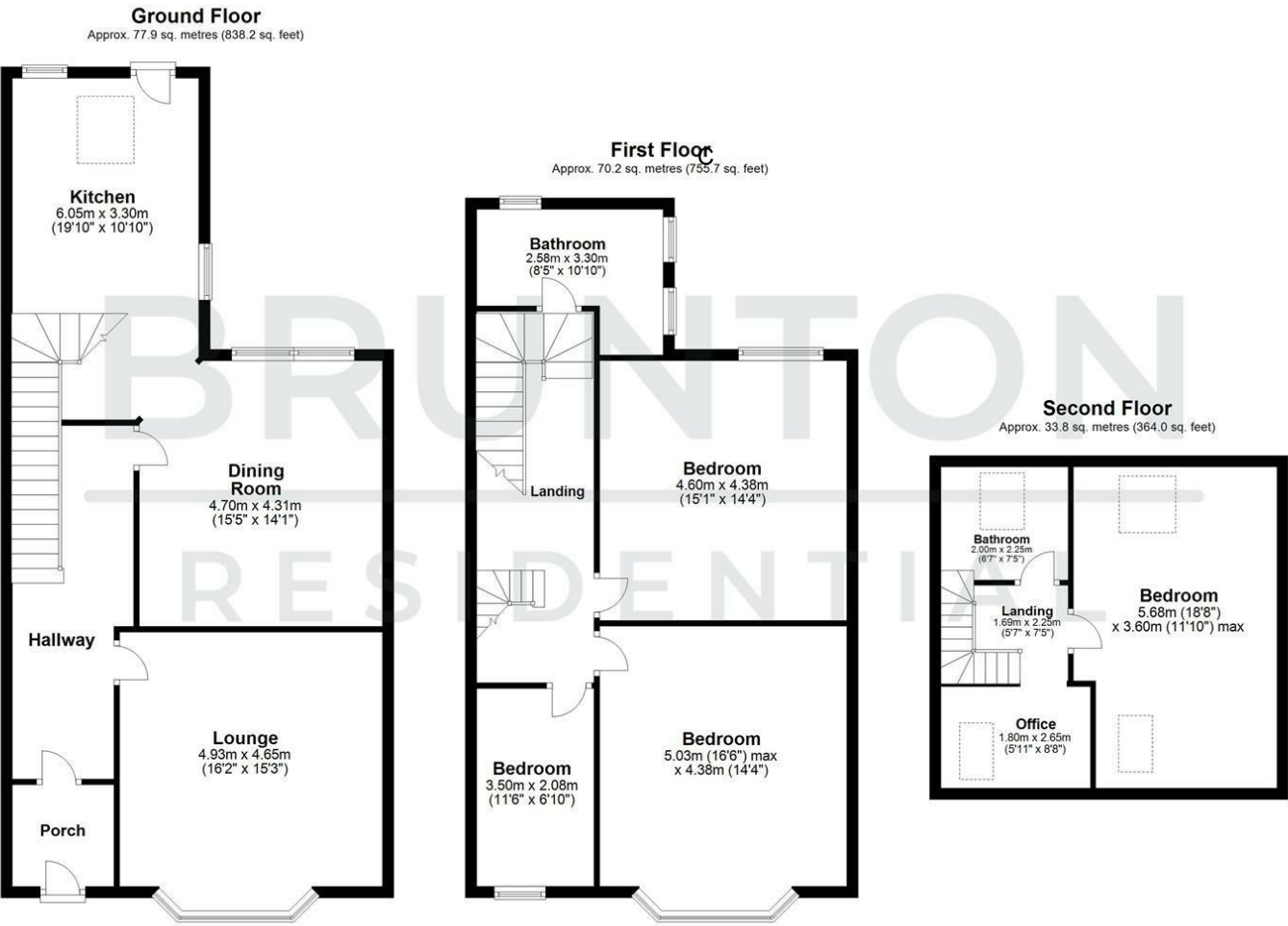
TENURE : Freehold

LOCAL AUTHORITY : North Tyneside

COUNCIL TAX BAND : C

EPC RATING : D

SERVICES :



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		80
(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		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	