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COMBE DRIVE, WEST DENTON PARK, NE15

Offers Over £100,000

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Welcomed to the market is this two-bed first floor apartment located on Combe Drive, West Denton Park. Benefitting from rear garden, and unobstructed, stunning views across the Tyne Valley. The front aspect being South facing, aids in natural light flooding into the property.

The property briefly comprises an entrance porch, open plan living room/kitchen, two double bedrooms and the family bathroom. Externally to the rear is a garden, mostly laid to lawn.

Combe Drive is located within the residential estate of West Denton Park, having access to a range of primary and secondary schools, along with shops, pubs and cafes within 2 miles of the property, it is perfectly placed for modern living.

West Denton Park is served by the number 10 bus, which travels to North Kenton, via Newcastle City Centre multiple times an hour. There are more buses available via Lemington Road Ends, travelling East to Newcastle City Centre, and West to Corbridge, Hexham and Carlisle. Lemington Road Ends is approximately 0.5 mile from the property.

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The internal accommodation comprises: a shared external staircase leading to a private entrance. Upon entering, there is an entrance porch with stairs leading up to the first-floor landing, which provides access to all principal rooms.

There are two well-proportioned double bedrooms, both offering good space and flexibility. The family bathroom is fitted with a modern three-piece suite comprising a bath with overhead shower, WC and washbasin.

A particular highlight of the property is the open-plan living room and kitchen. The living area benefits from a large picture window to the front elevation, offering uninterrupted views across the Tyne Valley towards Gateshead and Wylam. The south-facing aspect allows for excellent natural light throughout the day. The kitchen is fitted with a range of wall and base units, along with a breakfast bar, and benefits from a secondary rear-facing window, creating a bright dual-aspect space.

Externally, the property benefits from a private rear garden, mainly laid to lawn, providing a pleasant and usable outdoor area.

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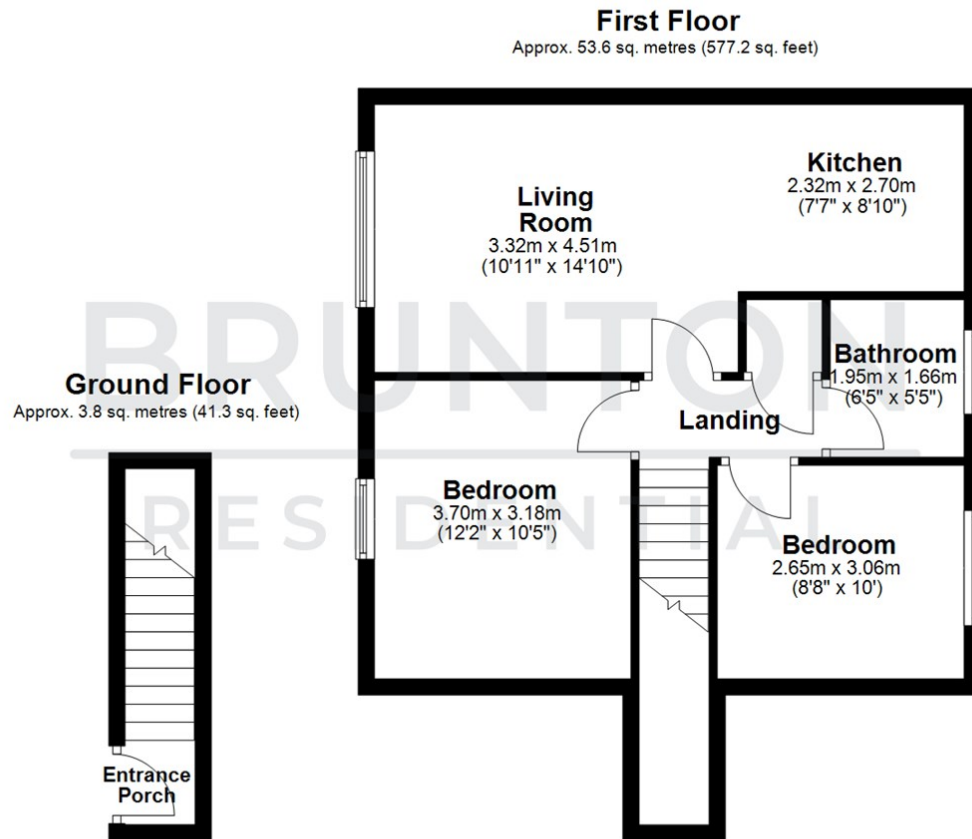
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

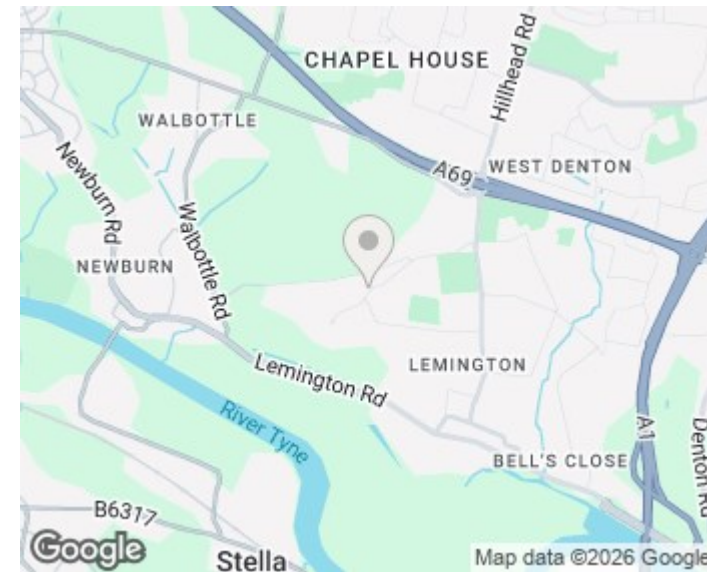
COUNCIL TAX BAND : A

EPC RATING :



Total area: approx. 57.5 sq. metres (618.5 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) | 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 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 | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |