

BRUNTON

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OSPREY WALK, NEWCASTLE UPON TYNE, NE13

£190,000

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Well-presented two-bedroom terraced home situated within a modern residential development in Newcastle Upon Tyne.

The property provides a bright and comfortable living environment, with a spacious open-plan lounge and dining area enhanced by French doors opening onto the rear garden, creating a natural flow between indoor and outdoor space. A modern fitted kitchen and a convenient ground-floor WC add to the practicality of the home, while two well-proportioned bedrooms and a contemporary bathroom ensure comfortable accommodation throughout.

The property is situated within a popular and well-established residential area, offering a pleasant community setting. There are a range of local amenities nearby, including shops, supermarkets and well-regarded schools, making it suitable for a variety of buyers. The area benefits from excellent transport links, with easy access to the A1 and regular public transport routes, providing convenient connections into Newcastle city centre and surrounding areas. Newcastle International Airport is also within close proximity.

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The internal accommodation comprises: an entrance hallway with a convenient ground-floor WC and stairs leading to the first-floor landing. To the rear of the property is a bright and well-proportioned open-plan lounge/dining room, benefiting from French doors opening out to the rear garden, allowing for excellent natural light and creating a comfortable space for both relaxing and entertaining. To the front, there is a modern fitted kitchen, offering a range of wall and base units, integrated appliances including an oven, hob and extractor fan, and ample work surface space.

The first floor landing provides access to two well-proportioned bedrooms, served by a well-appointed family bathroom comprising a bath with overhead shower, WC and wash hand basin, finished in a clean and modern style.

Externally, to the front of the property, there is a small garden area and pathway leading to the entrance. To the rear, there is an enclosed garden, predominantly laid to lawn with a paved seating area and a timber shed, providing a pleasant outdoor space ideal for relaxing or entertaining.



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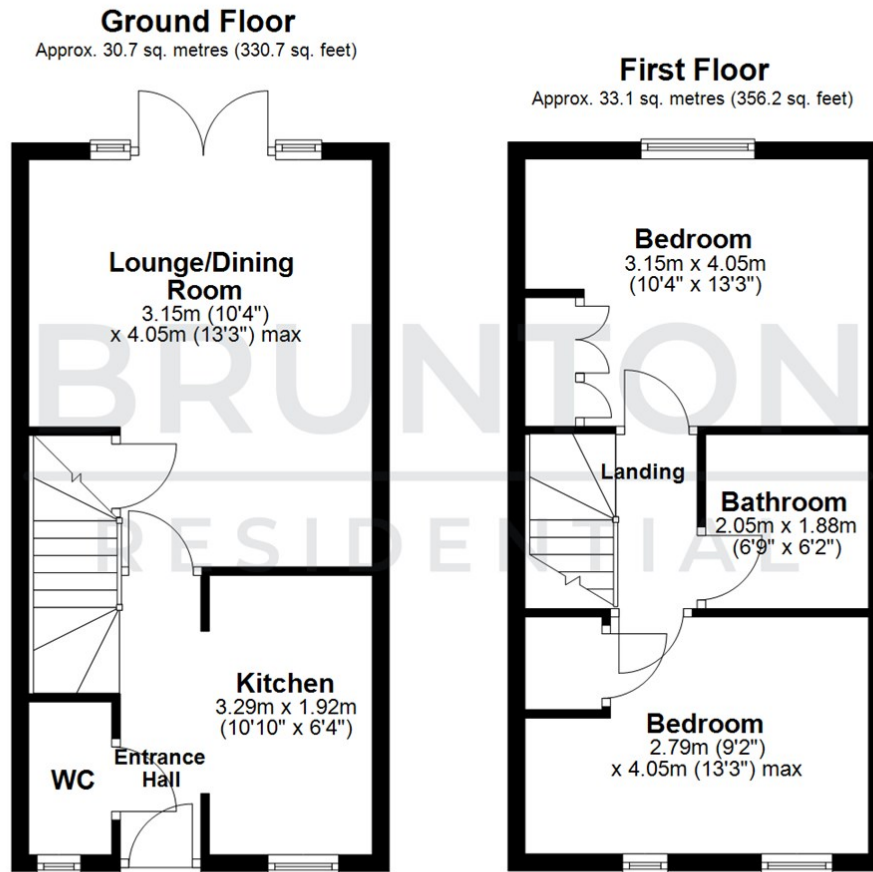
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle upon tyne

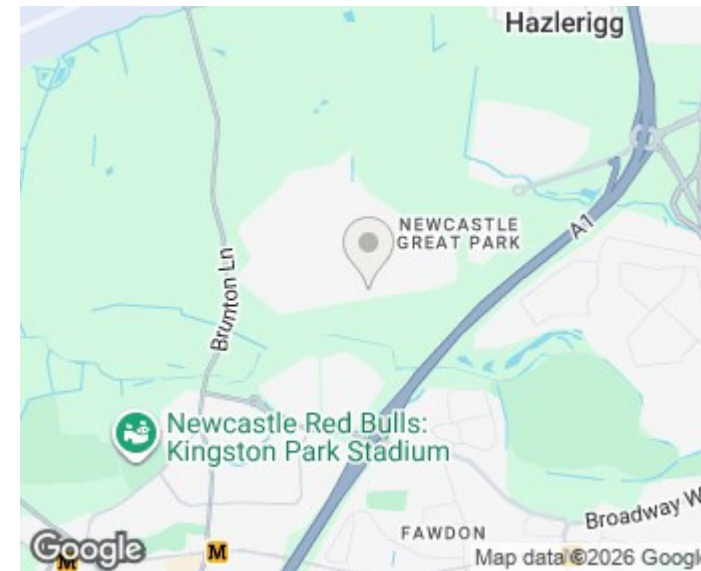
COUNCIL TAX BAND : B

EPC RATING : B



Total area: approx. 63.8 sq. metres (687.0 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			94
(81-91) B		84	
(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	