

BRUNTON

RESIDENTIAL



SHAWDON CLOSE, WESTERHOPE, NE5

£69,950

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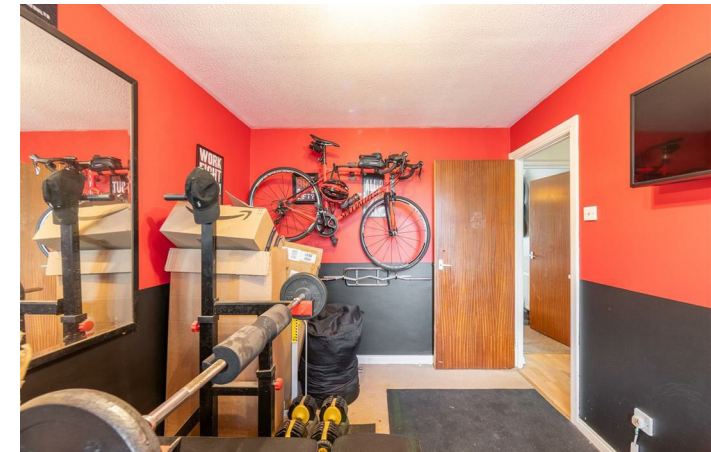
Well-Presented Two-Bedroom Flat Situated on Shawdon Close in the Popular Newbiggin Hall Area of Newcastle Upon Tyne. Offering Comfortable Living Space, Allocated Parking, and Convenient Access to Local Amenities and Transport Links.

The property features a spacious reception room, two well-proportioned bedrooms, and a centrally located bathroom. An allocated parking bay is included, with additional visitor spaces available.

Positioned in a quiet residential area, the flat is within easy reach of local shops, green spaces, and public transport options, providing straightforward connections to Newcastle city centre and surrounding areas. A great opportunity for first-time buyers, downsizers, or those seeking a reliable rental investment.

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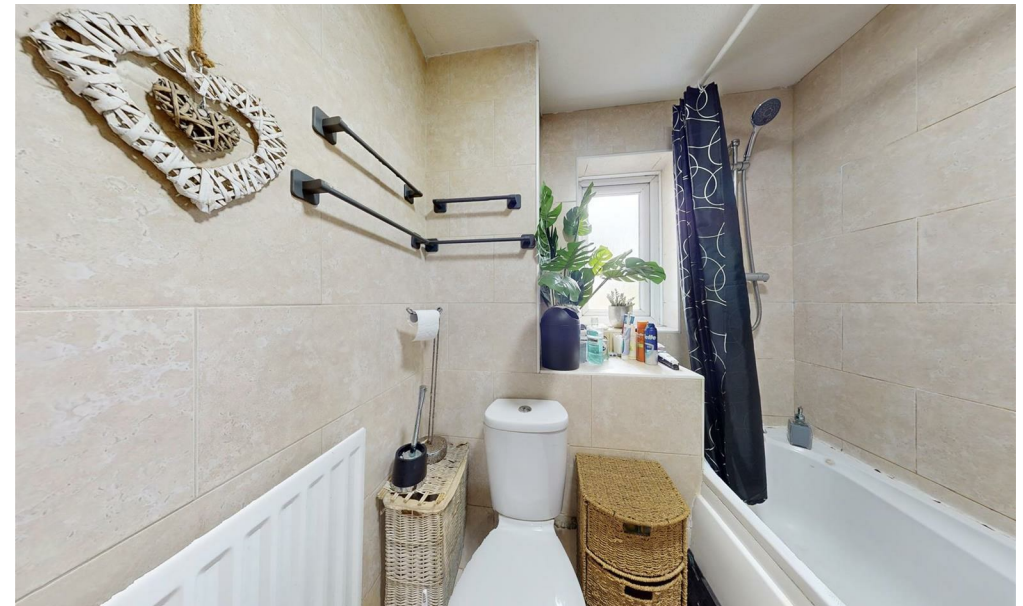
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The internal accommodation briefly comprises:
Entrance into a hallway laid with wood-effect flooring, offering access throughout the home. To one side is a spacious lounge featuring a large frame window that fills the room with natural light. Opposite, there is a well-equipped kitchen fitted with wooden wall and base units and integrated appliances including an oven and hob.

Also accessed from the hallway is a fully tiled family bathroom, complete with a three-piece suite comprising a bath, washbasin, and WC. At the end of the hallway, there are two generously sized bedrooms, both offering comfortable and versatile living space.

Externally, this home is situated in a residential area, offering easy access to local amenities and excellent transport links to Newcastle and beyond. The property also enjoys the added benefit of an allocated parking bay and additional visitors parking is available nearby in the cul-de-sac.

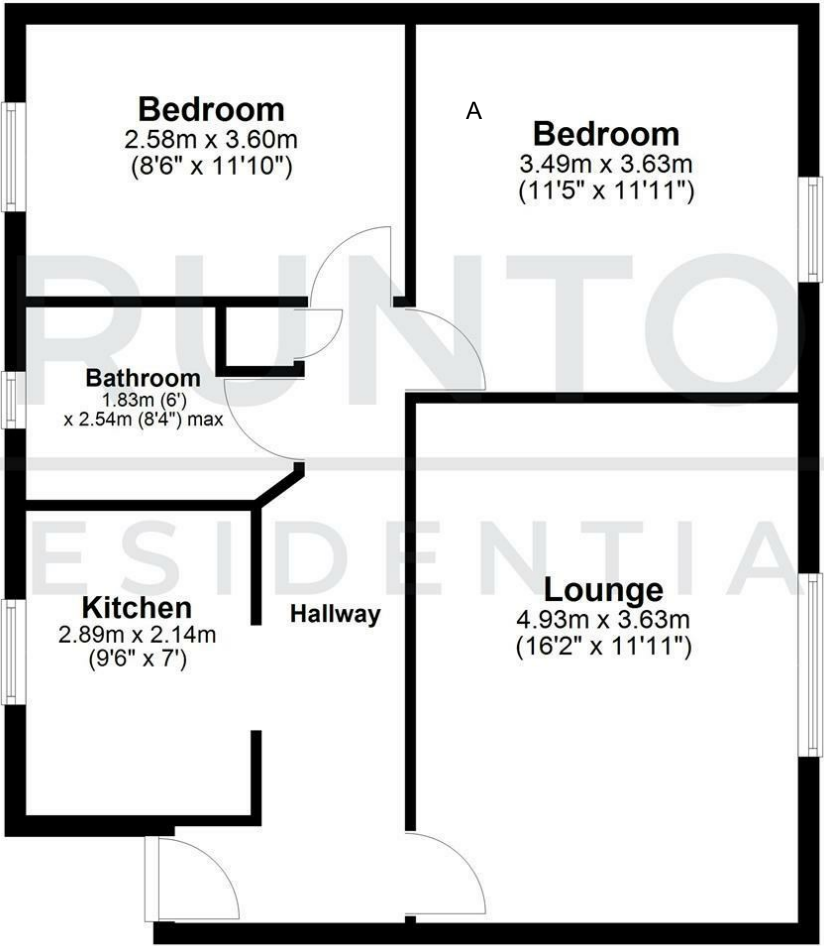


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Ground Floor

Approx. 61.0 sq. metres (656.7 sq. feet)



TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

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 | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |

| 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 | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |