

**BRUNTON**  
RESIDENTIAL



**HOLYSTONE CRESCENT, HIGH HEATON, NE7**

Offers Over £150,000

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Brunton Residential are delighted to present this three-bedroom end terrace house, situated in the area of Holystone Crescent, in High Heaton, Newcastle Upon Tyne.

The property features three well-proportioned bedrooms and a good-sized rear garden. It is ideally located close to Freeman Hospital and popular local schools, offering great value for money in the area. With excellent transport links, commuting to Newcastle city centre and surrounding areas is convenient and easy.

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Upon entering the property, you are welcomed into a hallway with stairs leading to the first-floor landing. To the right is a good-sized lounge featuring a fireplace and a bay window. From here, you have access into the kitchen, which has wood-effect flooring, a range of wall and floor units, and integrated appliances. The kitchen leads into a further hallway with a door leading outside, and provides access to a downstairs WC.

Upstairs on the first floor, the property offers three good size bedrooms and a family bathroom, complete with a bath, overhead shower, and washbasin.

Externally, to the rear, the property offers a good-sized garden, as well as a front garden and side access.



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TENURE : Freehold

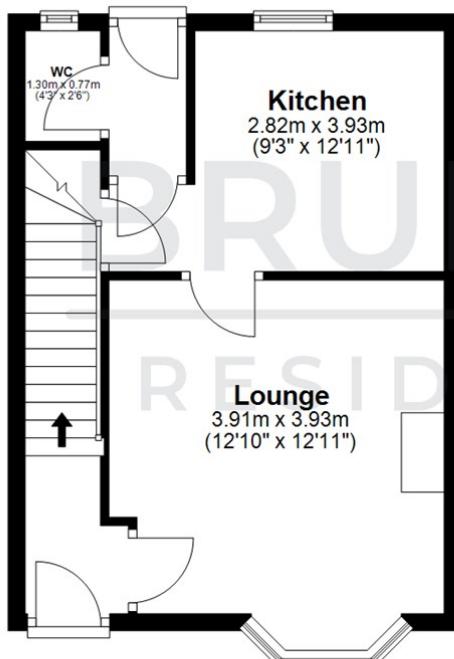
LOCAL AUTHORITY : Newcastle upon Tyne  
City Council

COUNCIL TAX BAND : A

EPC RATING : D

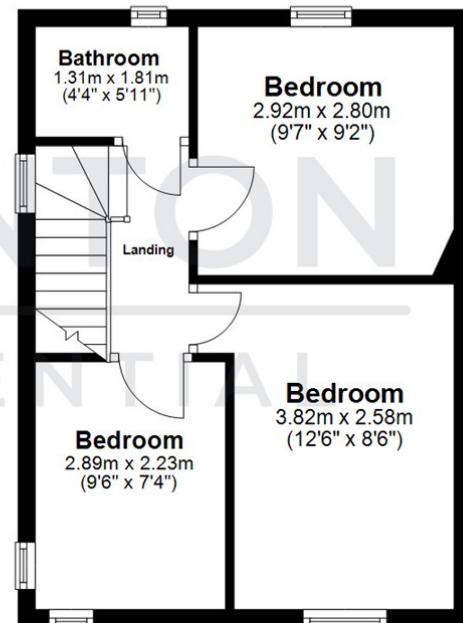
### Ground Floor

Approx. 33.6 sq. metres (362.0 sq. feet)

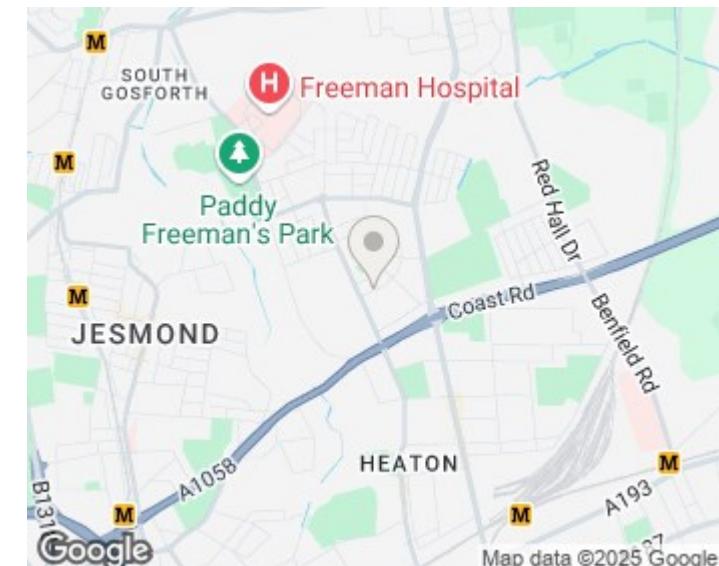


### First Floor

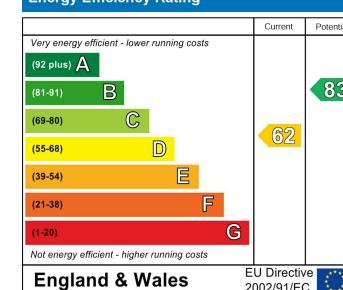
A Approx. 33.8 sq. metres (363.5 sq. feet)



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating

