

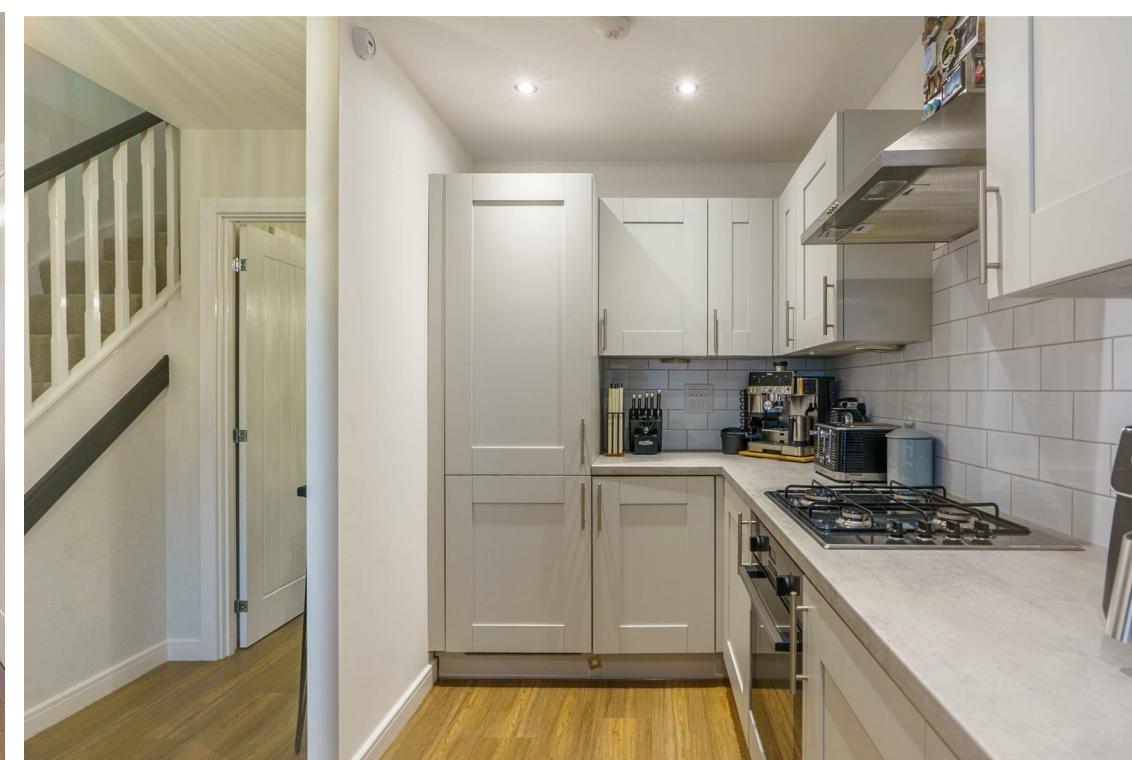
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BALSAM WAY, CALLERTON, NE5
Offers Over £219,950

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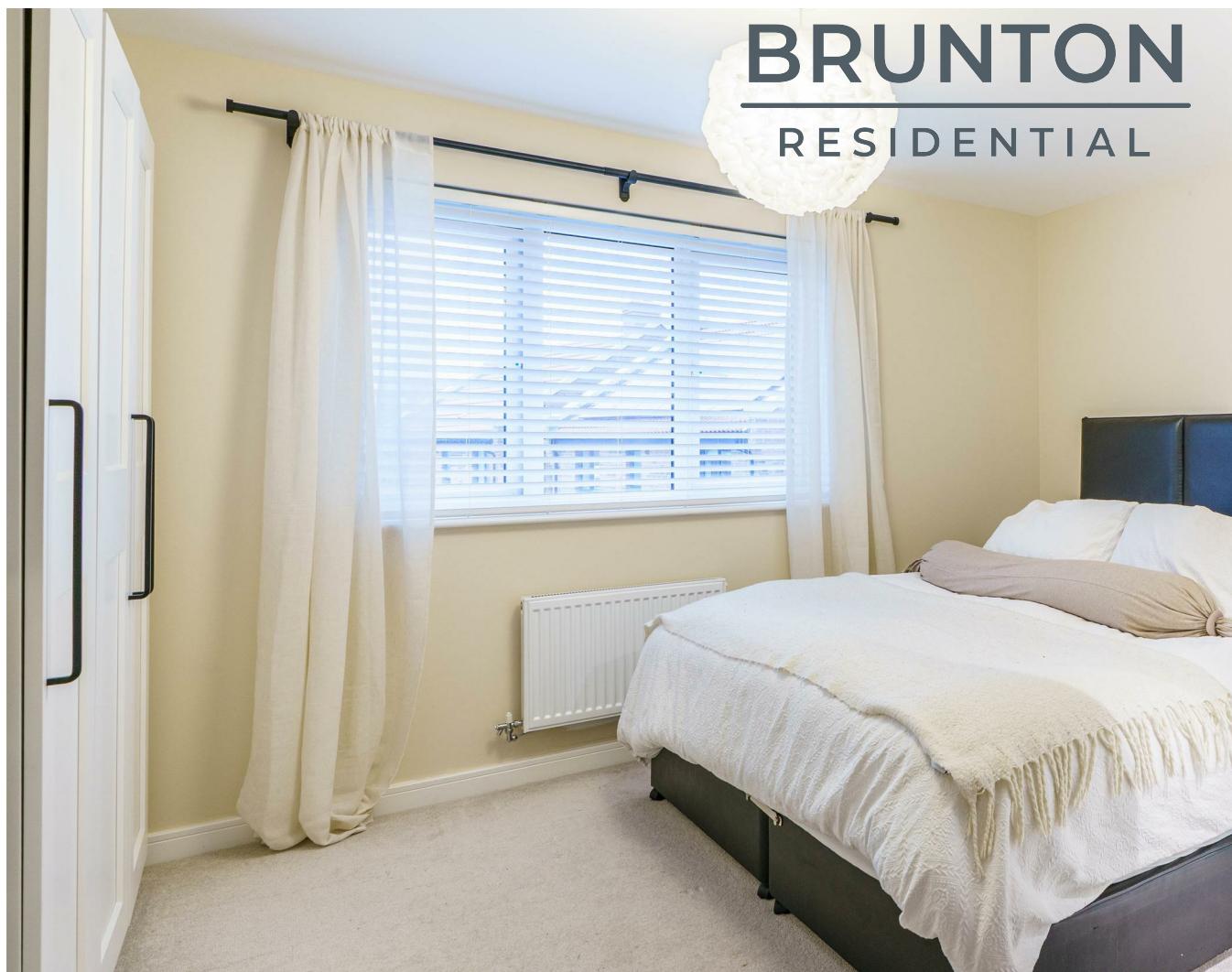
IMMACULATLEY PRESENTED - TWO BEDROOM - EN SUITE FACILITY

Brunton Residential is delighted to bring to market this fantastic double two-bedroom semi-detached property in Callerton. This home boasts an immaculate interior throughout and would be perfect for first time buyers. Situated close to local amenities, schools, and transport links.

This property offers convenient access to a range of amenities including supermarkets, convenience stores and plenty of schooling options. Transport links are excellent, with proximity to the A69, A1, and bus routes providing easy access to Newcastle city centre and beyond.

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Accommodation briefly comprises of an open hallway that leads into a light-filled lounge/diner, with the toilet conveniently located to the left and the kitchen to the right. The lounge impresses with its generous space, highlighted by large double doors that open to the garden at the rear of the property. The kitchen offers sleek cabinetry, and co-ordinated work surfaces. The WC is across the hall from the kitchen which is excellent for practicality.

Ascending to the first floor reveals two generously sized bedrooms, strategically positioned at the front and rear of the property. The master bedroom offers a well-equipped en suite that is complete with a shower and toilet. The second bedroom allows for ample bedroom furniture, the family bathroom and landing area complete this level.

At the front of the property, a driveway accommodates parking for two cars, while the rear garden is West facing and has a combination of turf and patio, ideal for entertaining.



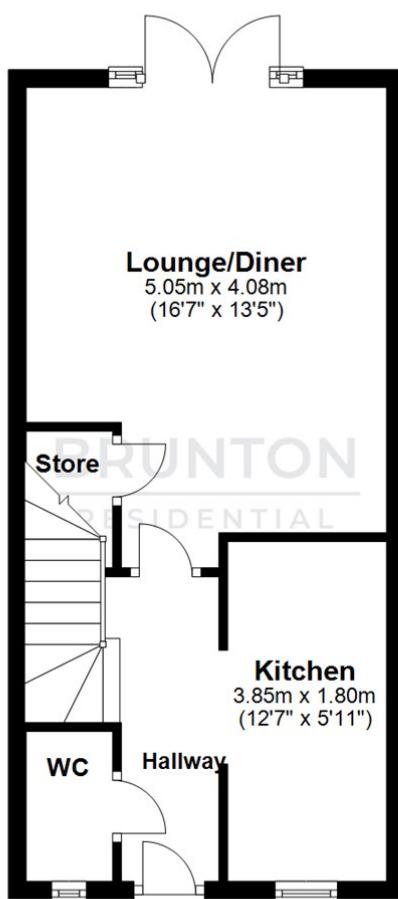
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TENURE : Freehold

Ground Floor

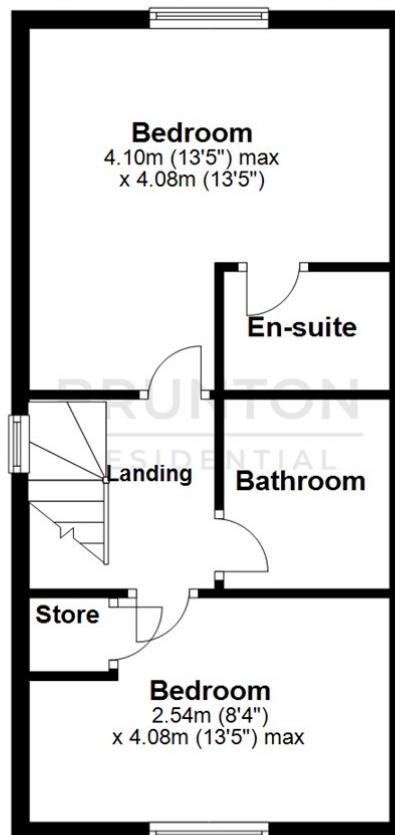
Approx. 36.7 sq. metres (395.3 sq. feet)



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

First Floor

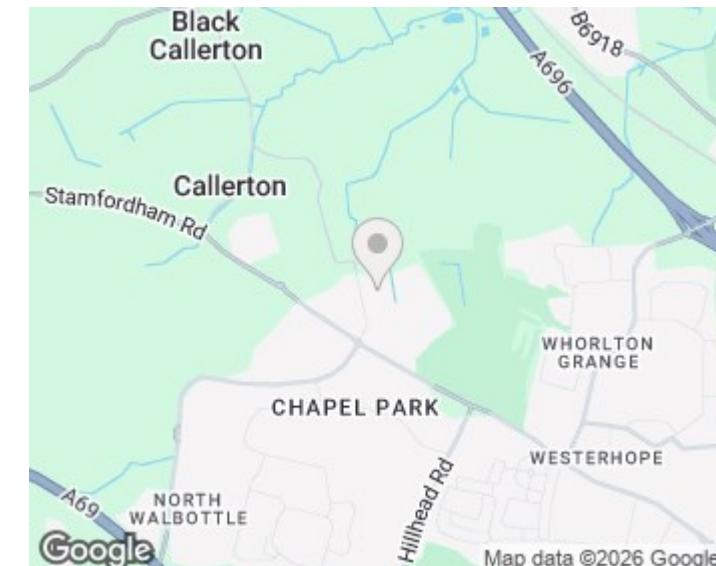
Approx. 36.7 sq. metres (395.3 sq. feet)



LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	
(81-91) B	83	
(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		
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