

BRUNTON

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HARRIOT DRIVE, WEST MOOR, NE12

Offers Over £275,000

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THREE BEDROOM SEMI-DETACHED - GARAGE & DRIVEWAY - SOUTH WEST FACING GARDEN

Brunton Residential are delighted to welcome to the market this well-presented three bedroom semi-detached home, ideally located within the ever-popular West Moor area of NE12. Offering generous living space and a family-friendly layout, this property will appeal to first-time buyers and growing families alike.

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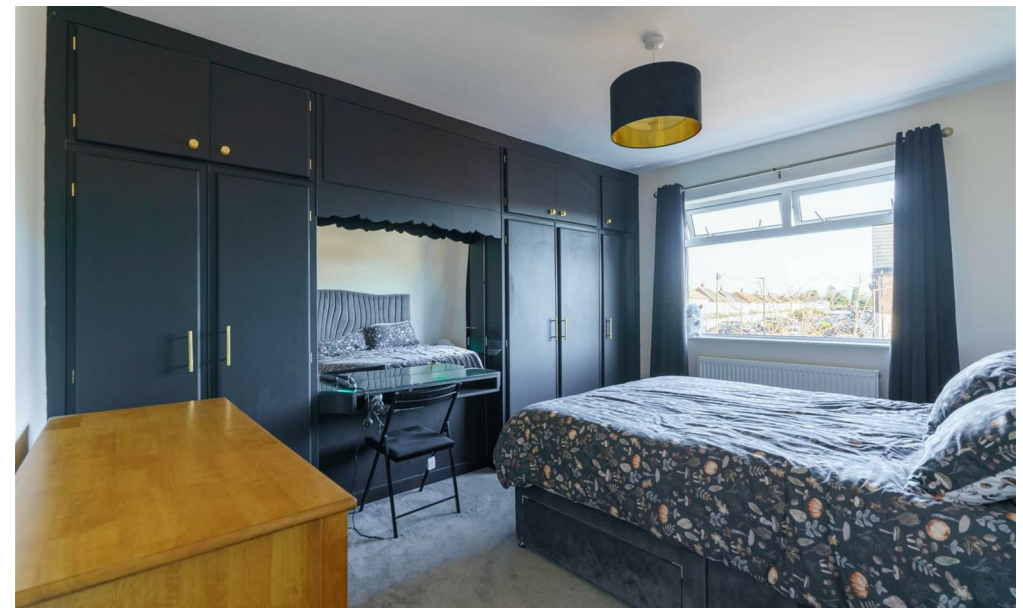
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Accommodation briefly comprises: an entrance hallway leading to a bright and spacious lounge positioned at the front of the property, complete with a bay window & wood burning stove. To the rear is a modern fitted kitchen and dining space with a range of wall and floor units, coordinated work surfaces and access out to the rear garden

On the first floor, there are three well-proportioned bedrooms, including two doubles and a third single, ideal as a nursery, home office or dressing room. The accommodation is completed by a family bathroom with a bath and a separate shower unit, a wash basin, and a WC.

Externally, the property benefits from a garden to the front with a driveway providing off-street parking, whilst to the rear is a private enclosed garden, offering a great space for outdoor dining and relaxation.

West Moor remains a highly desirable residential area, known for its strong community feel and excellent local amenities. Within easy reach are a variety of shops, supermarkets and eateries, alongside well-regarded schools and leisure facilities. The property also benefits from superb transport links, with quick access to Newcastle city centre, the A19, and the A1, making it ideal for commuters.



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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	
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	