

BRUNTON
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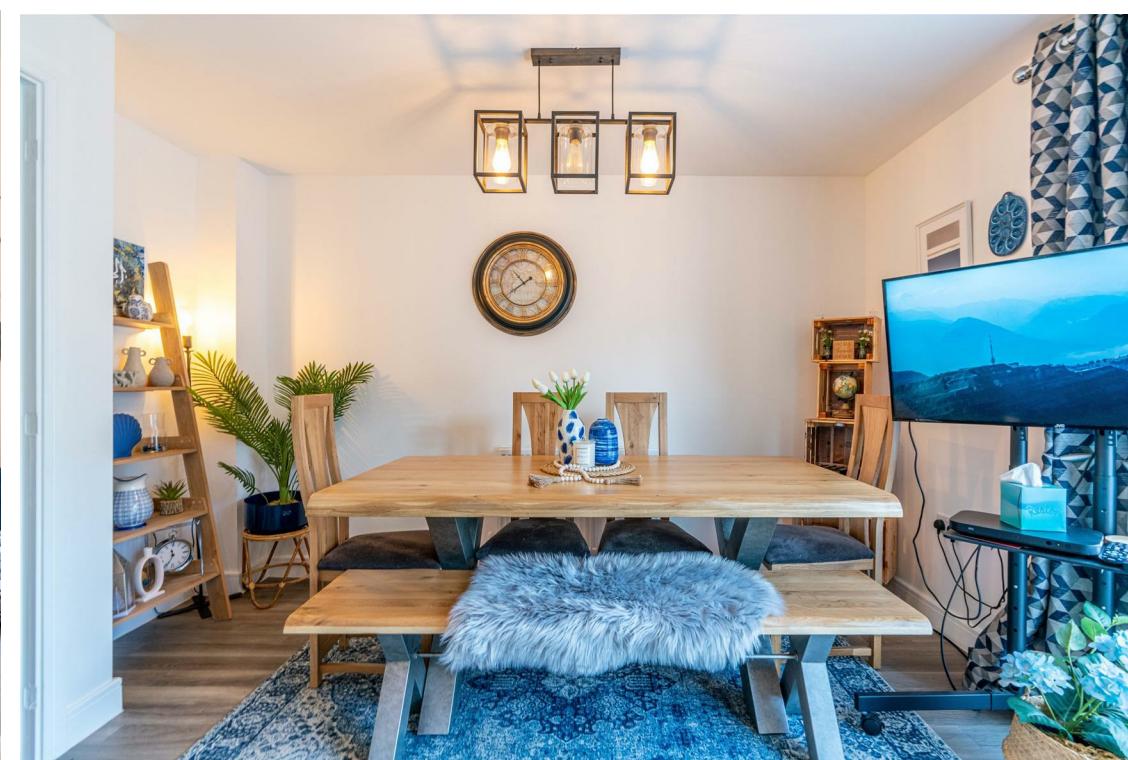
BRAMBLE WAY, GREAT PARK, NE13

Offers Over £250,000

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FANTASTIC FIRST-TIME BUY - THREE STOREY HOME - GREAT GARDEN

Brunton Residential are delighted to offer for sale this great three-storey, three-bedroom property. This property is the ideal first-time buy or for those looking for that extra bit of space. It is in a great location, close to local shops and amenities.

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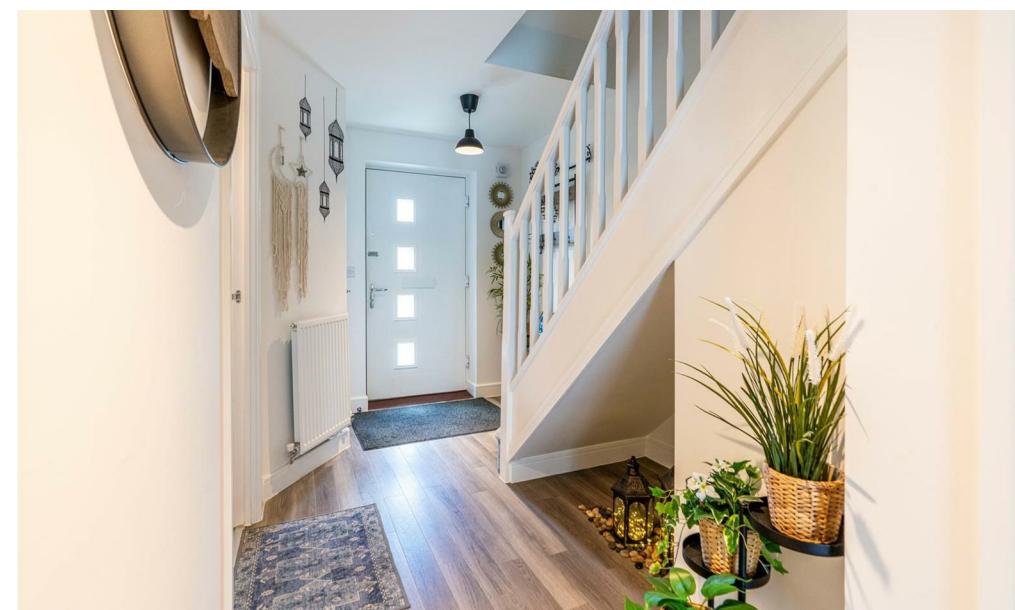
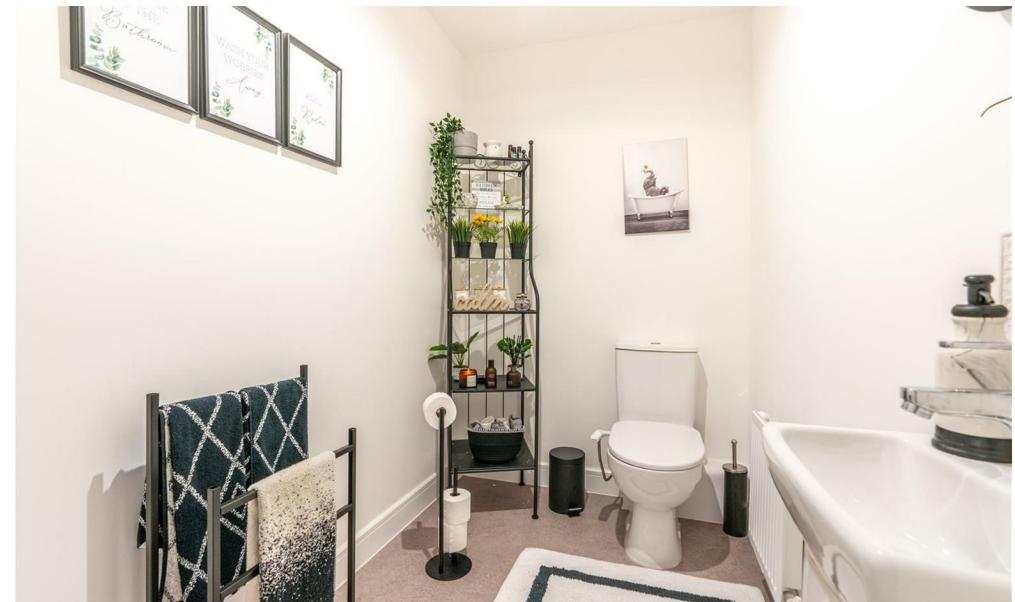
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Accommodation briefly comprises of an entrance hallway with the kitchen and downstairs WC to the right, and the lounge directly in front. The kitchen is a great space with co-ordinated wall and floor units and a smart countertop providing ample storage and surface space alongside some integrated appliances. The spacious and bright lounge provides the perfect space for entertaining and relaxing with French doors leading out into the garden.

To the first floor there is a large landing area leading to the second and third double bedrooms as well as the family bathroom. There is a door leading to the stairs to the master bedroom. Both bedrooms are great sizes to suit any requirements. The bathroom takes on a modern style, and provides a lovely bath/shower, WC and basin.

To the second floor, you find the master bedrooms with the en-suite. This room is a fantastic space providing ample space for furniture with the potential for some built-in wardrobes to maximise the space.

Externally there is a double driveway to the front and a large garden to the rear with is mainly laid to lawn with a paved area.



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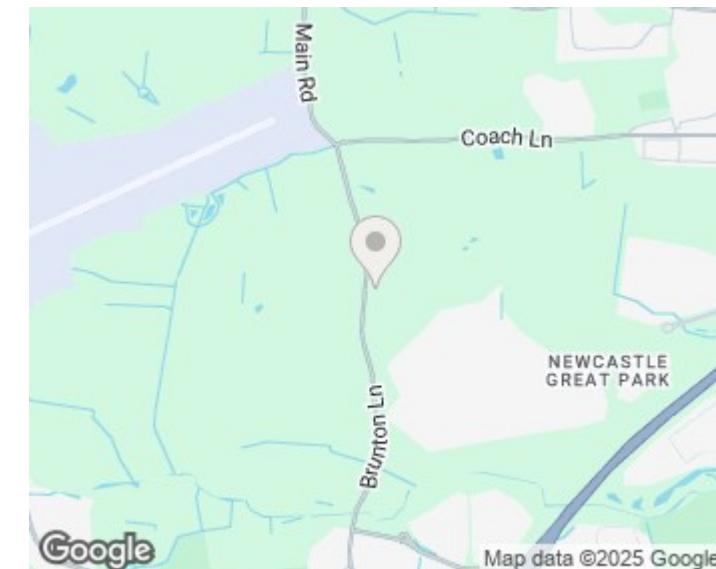
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle

COUNCIL TAX BAND : D

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	
(81-91) B	85	
(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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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		