

# BRUNTON

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## RESIDENTIAL



**CYPRESS POINT GROVE, DINNINGTON, NEWCASTLE UPON TYNE, NE13**

**£139,000**

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AFFORDABLE HOUSING SCHEME | THREE BEDROOM | TERRACED FAMILY HOME | GREAT LOCATION

Brunton Residential are delighted to offer for sale this charming terraced house, featuring one reception room, three cosy bedrooms, and a well-appointed bathroom – a perfect blend of comfort and style. Please note this is part of a Newcastle City Council affordable housing scheme. Restrictions and criteria apply.

The property is situated in a peaceful, family-friendly area with convenient access to local amenities. Quality schools, including Dinnington First School, are nearby, while Kingston Park Retail Park is just a short drive away for shopping and dining. Transport links are excellent, with regular bus routes and easy access to the A1 and A696, providing direct connections to Newcastle city centre and Newcastle International Airport. For healthcare, there are local GP practices and larger hospitals like the Freeman Hospital within reach, making this an ideal location that combines tranquillity with suburban convenience.

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Internally, you are welcomed into an entrance hall, which leads to a staircase that takes you to the first floor. To the left, you'll find the kitchen, a functional space ideal for preparing meals. At the rear of the property, the lounge provides a cosy setting, with doors opening out into the rear garden, creating a seamless flow between indoor and outdoor living. A convenient WC completes the ground floor.

Upstairs, the first floor features two well-proportioned bedrooms, each offering comfortable living spaces, with a bathroom conveniently located to serve both rooms. The second floor houses a generously-sized bedroom, offering a peaceful retreat with ample space.

Externally, the property boasts a rear garden, perfect for outdoor activities, as well as off-street parking, providing added convenience. This property combines comfort and practicality in a desirable location.

### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band B



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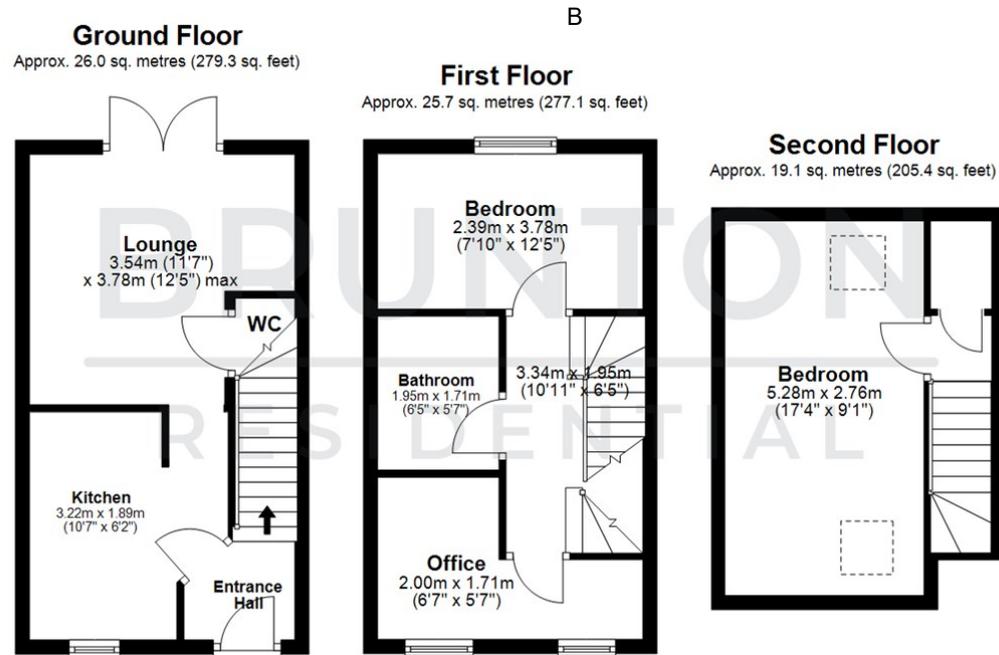
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

EPC RATING : B

SERVICES :



Total area: approx. 70.8 sq. metres (761.8 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			97
(92 plus) A		85	
(81-91) B			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	