

BRUNTON
RESIDENTIAL



HANOVER WALK, BLAYDON-ON-TYNE, NE21

Offers Over £210,000

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THREE/FOUR BEDROOMS | SEMI-DETACHED HOUSE | DETACHED GARAGE

Brunton Residential are delighted to offer for sale this semi-detached house, which presents an excellent opportunity for families and individuals alike. With three/four well-proportioned bedrooms, this property offers ample space for comfortable living. The layout is thoughtfully designed to maximise both functionality and warmth, making it an inviting home.

This property is in a well-connected residential area, close to Blaydon Park for outdoor activities. Nearby schools include Blaydon West Primary and St. Joseph's RC Primary. Blaydon town centre offers a variety of shops, supermarkets, and services. Transport links are excellent, with Blaydon Railway Station providing regular services to Newcastle and other areas, along with convenient bus routes.

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Situated on the pedestrianised Hanover Walk in Blaydon, property briefly comprises; entrance porch, spacious lounge with recently installed Hetas log burner and double doors to the reconfigured dining family with French doors onto the garden. Kitchen, complete with integrated dishwasher and further garden access, completing the ground floor is the four bedroom with WC.

Off the landing to the first floor there are three well proportioned bedrooms, bedroom one with built in wardrobes and the family four piece bathroom with stand alone shower.

Externally there is a South facing front garden overlooking the green. To the rear there is an enclosed garden with decked area, ideal for alfresco entertaining. There is also a 'man cave' complete with power and lighting and a detached garage.

Tenure

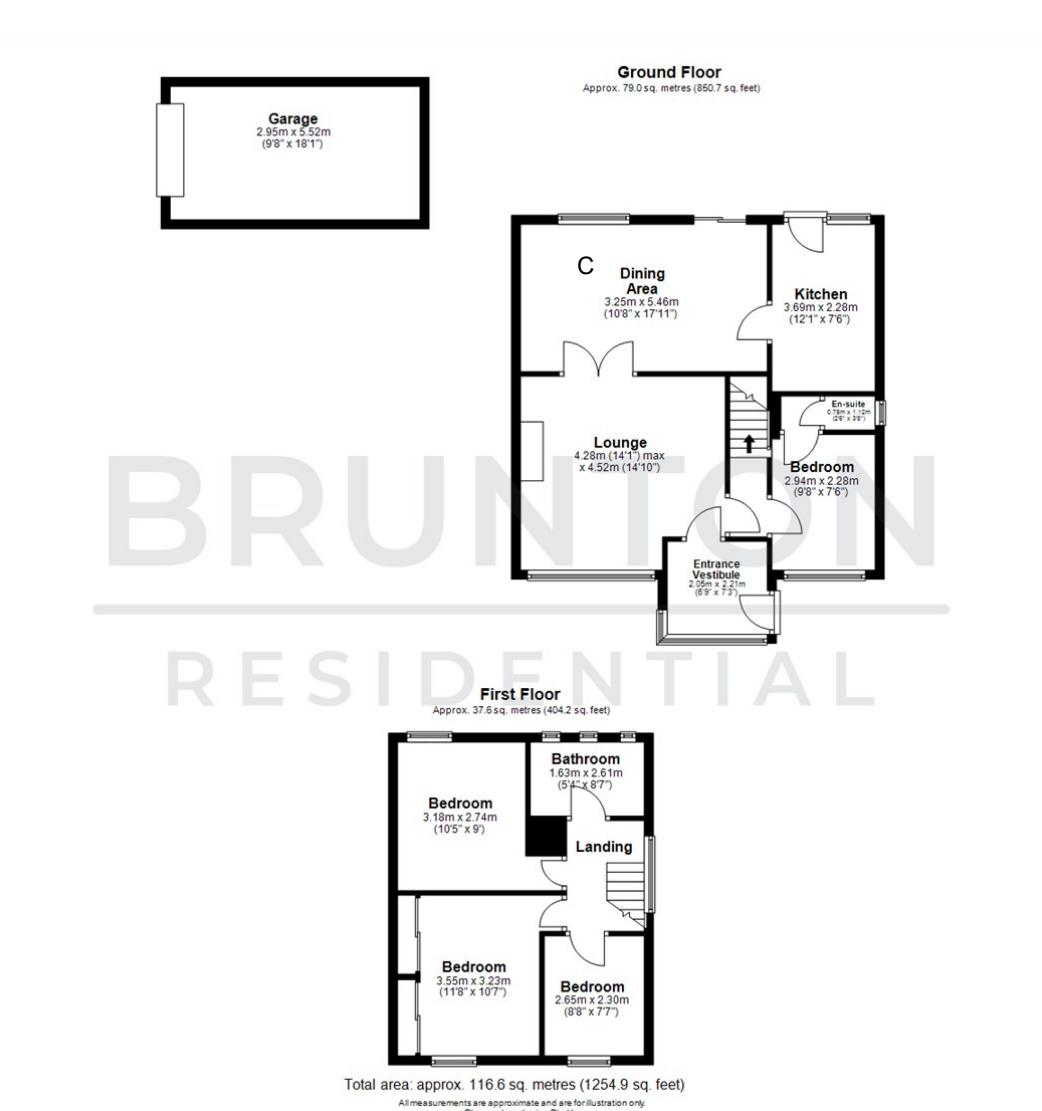
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band C



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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		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		