

BRUNTON
RESIDENTIAL



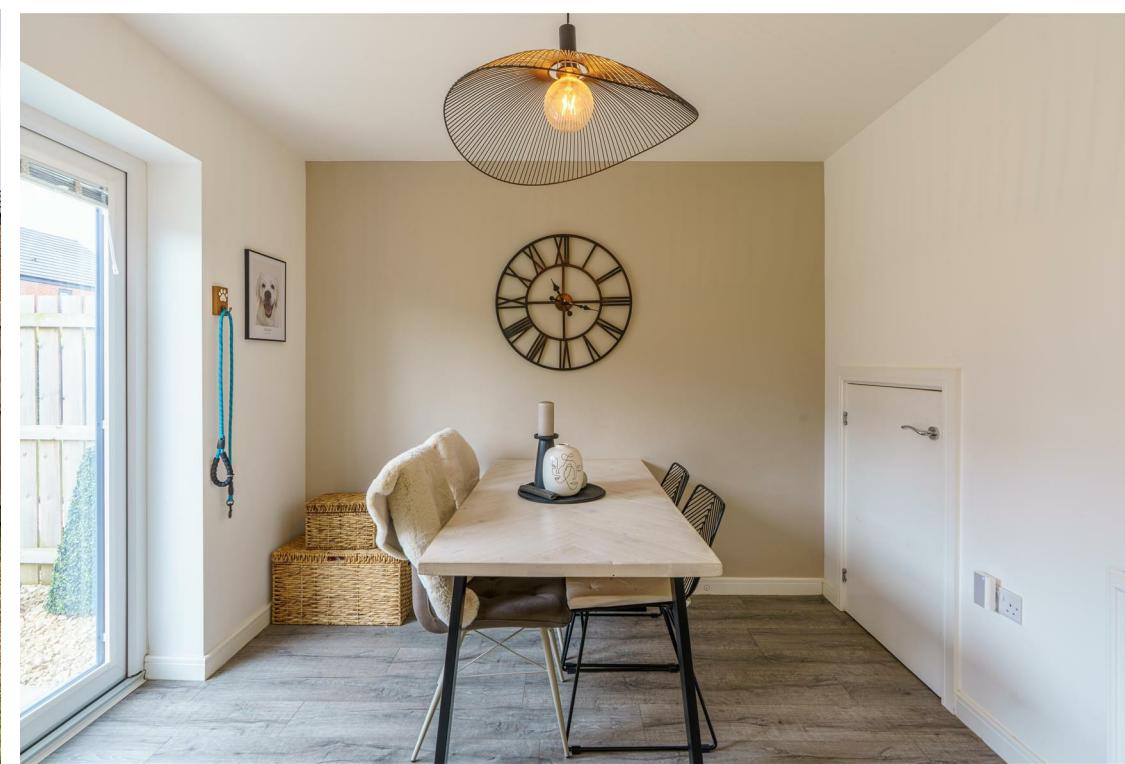
CORVER CRESCENT, HAVANNAH PARK, NE13

£257,000

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THREE BEDROOMS – SEMI-DETACHED HOME – POPULAR LOCATION

Brunton Residential are pleased to offer this well-proportioned three-bedroom semi-detached home on Corver Crescent in Newcastle Upon Tyne.

The property offers three well-proportioned bedrooms, with the principal enjoying the added benefit of an en suite shower room. The property also offers an open-plan kitchen/diner, an attached garage, and an enclosed rear garden.

Located in a popular residential area, the home benefits from excellent access to local schools, parks, and amenities, along with convenient transport links into the city centre.

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Upon entering the property, you are welcomed into an entrance hall featuring wood-effect flooring. From here, there is access into a generous front aspect lounge, which leads through to an inner hallway with stairs leading to the first-floor landing. This hallway also provides access to a ground floor WC and an open-plan kitchen/dining room, which spans the full width of the property to the rear, continuing the wood-effect flooring throughout.

The kitchen is well equipped with a range of wall and floor units, granite worktop surfaces, integrated appliances including an oven, hob and extractor fan, a breakfast bar, and a rear aspect window overlooking the garden. The dining area offers ample space for a table, with French doors opening out to the rear garden.

Upstairs, the first-floor landing gives access to three well-proportioned bedrooms, including a principal bedroom with an en suite shower room. There is also a storage cupboard on the landing and a family bathroom fitted with a bath, wash basin, and WC.

Externally, the property benefits from a driveway to the front leading to an attached garage. To the rear is a good-sized enclosed garden, mainly laid to lawn, with a paved patio seating area and fenced boundaries for privacy.



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	
(81-91) B	84	
(69-80) C		
(55-68) D		
(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	95	
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		