

# BRUNTON

---

## RESIDENTIAL



**SOFTLEY PLACE, DENTON BURN, NE15**

**Offers Over £150,000**



# BRUNTON

---

## RESIDENTIAL









# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



Impressive two double bedroom semi-detached family home offering well-balanced and modern accommodation, located on Softley Place. The property is well presented throughout and arranged to suit contemporary family living, with generous internal space.

The accommodation includes an open plan living space including lounge, dining and kitchen, upstairs there are two bedrooms and a well-appointed family bathroom. Externally, the property benefits from driveway to the front and a large enclosed rear garden with lawn and patio area.

Softley Place is situated within a well-established residential area, offering convenient access to local shops, everyday amenities, schools and transport links, with easy routes into Newcastle city centre and surrounding areas, making it ideal for families and professionals alike.



# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL

The internal accommodation briefly comprises: entrance hall with stairs to the first floor. To the left is the open plan living space including lounge, dining area and kitchen. This space spans the depth of the property and is dual aspect with walk in bay to the front and French doors opening on the garden at the rear. The kitchen has an integrated cooker & hob with window overlooking the garden.

Upstairs there are two double bedrooms, bedroom one has been reconfigured removing the original over stair storage to create a space that is currently utilised as a home office area.

The bathroom completes this floor, a three piece suite with shower over the bath.

Externally there is a drive offering off street parking leading to the garage. To the rear is a South West facing garden with both a lawned and patio area.





# BRUNTON

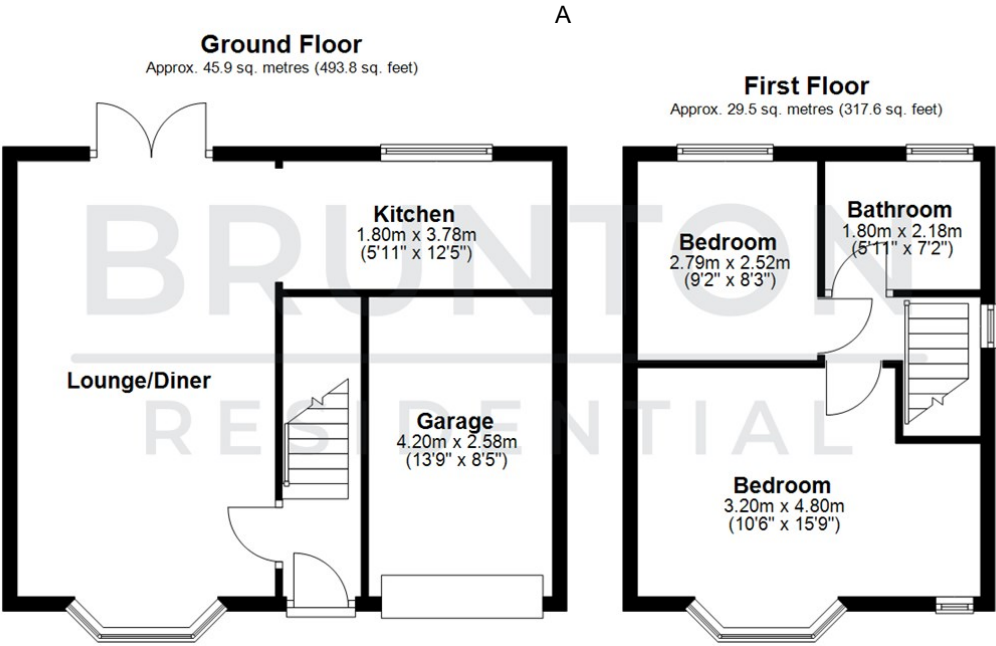
## RESIDENTIAL

TENURE : Freehold

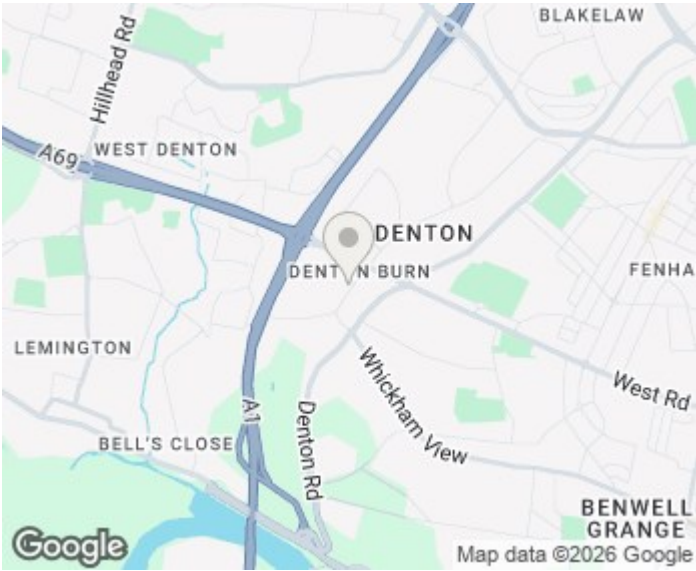
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING :



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		