

# BRUNTON

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RESIDENTIAL



**OAKDALE CLOSE, NEWCASTLE UPON TYNE, NE15**

Offers Over £145,000

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Delightful two-bedroom detached bungalow situated on Oakdale Close in Dumpling Hall. This property offers well-proportioned accommodation arranged across a single level. The property provides a practical layout with clearly defined living and bedroom spaces, complemented by low-maintenance gardens to both the front and rear.

The home features a spacious lounge with a large front aspect window, two bedrooms including one with built-in wardrobes, a fitted kitchen with integrated oven and hob, and a modern shower room with a walk-in shower enclosure. A separate dining room positioned to the rear of the property enhances the overall living space and provides direct access to the kitchen. The property further benefits from a detached garage.

The property is positioned within a well-established residential area of Newcastle upon Tyne, offering convenient access to a range of local shops and everyday amenities. Public transport links are readily available, providing connections into Newcastle city centre and surrounding areas, while road links make commuting straightforward. Local community facilities are also within reasonable proximity.

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The internal accommodation comprises: an entrance hall which provides access to all areas within the home. Positioned to the right is the first of the two bedrooms, featuring a front aspect window allowing for good natural light. Straight ahead from the hallway is a generous lounge with a large front-facing window, creating a bright and welcoming living space.

Continuing along the hallway to the left is a well-appointed family shower room, fitted with tiled walls, a WC, wash hand basin, and a large walk-in shower cubicle. Opposite the hallway is the second bedroom, which benefits from built-in sliding door wardrobes and a substantial rear aspect window, providing a light and airy feel. At the end of the hallway is a spacious dining room, which in turn leads through to a fitted kitchen. The kitchen is equipped with ample cabinetry, an integrated oven and hob, and space and plumbing for both a washing machine and dishwasher.

Externally, the property enjoys a generous front garden predominantly laid to gravel and bordered by mature hedging. To the rear is an enclosed garden with timber fencing, also mainly laid to gravel, together with a block-paved seating area offering a low-maintenance outdoor space. The property further benefits from a detached garage.



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TENURE : Leasehold

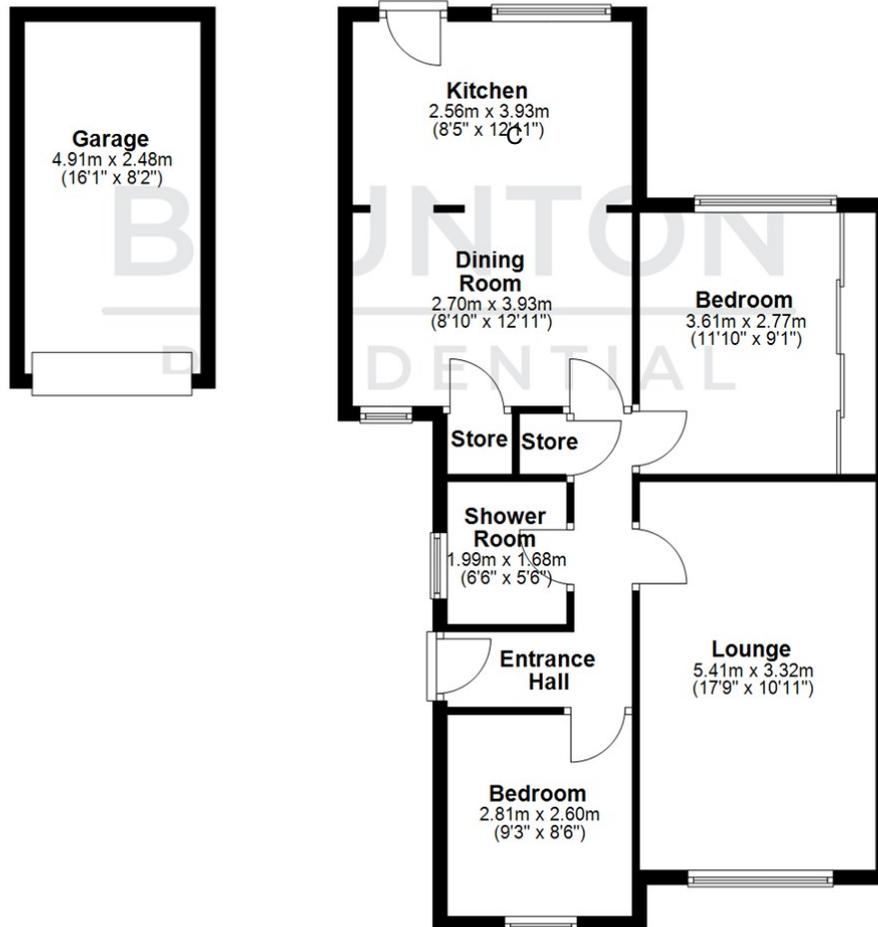
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

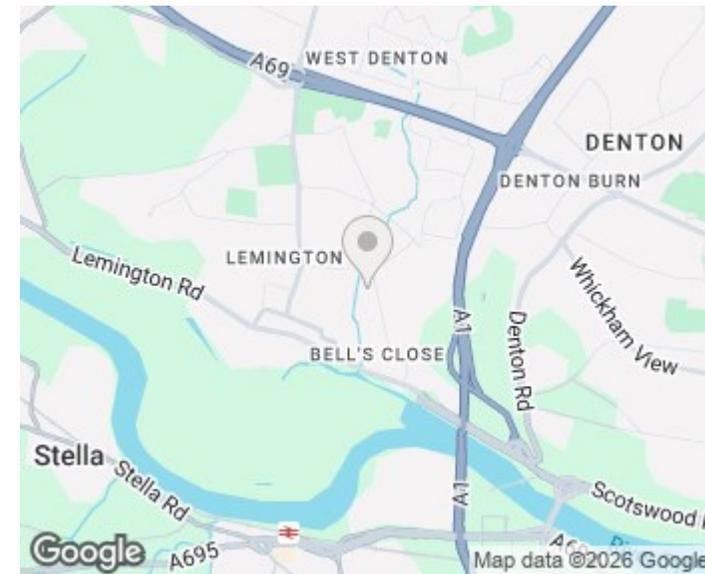
EPC RATING : D

### Ground Floor

Approx. 82.9 sq. metres (892.4 sq. feet)



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



Energy Efficiency Rating	
	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	
	<b>83</b>
	<b>66</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	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	