

# BRUNTON

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## RESIDENTIAL



**CANTERBURY WAY, WIDEOPEN, NE13**

**Offers Over £190,000**



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Well-presented semi-detached bungalow offering comfortable and well-balanced accommodation arranged over a single level, ideally suited to downsizers, couples or those seeking accessible living. The property features two bedrooms and benefits from bright living spaces, a conservatory and a south-facing rear garden.

The accommodation includes a fitted kitchen with access to the garage and garden, a spacious lounge with a feature fireplace opening into a bright conservatory, two well-proportioned bedrooms to the front of the property and a modernised shower room, providing practical and flexible living throughout.

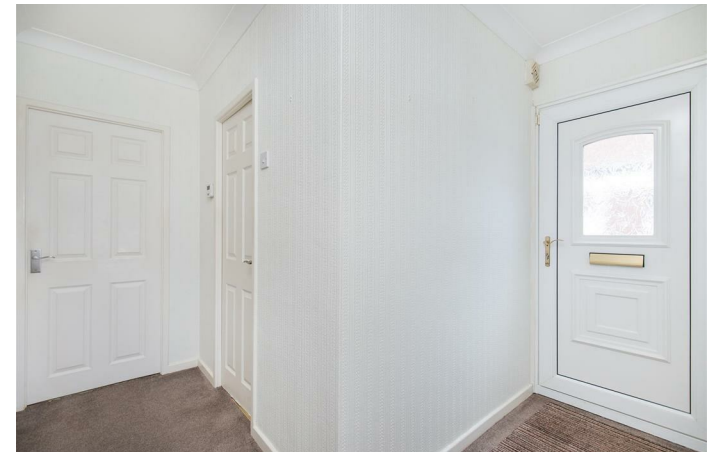
Canterbury Way is located within the popular residential area of Wideopen, offering convenient access to a range of local shops, amenities and public transport links. The area is well positioned for access to Gosforth, Newcastle upon Tyne and surrounding business hubs, as well as nearby countryside and coastal routes, making it ideal for a variety of buyers.



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The internal accommodation comprises: an entrance hallway, where, to the left, lies a kitchen fitted with wall and base units and access to the garage as well as the garden. Adjacent to the kitchen, a spacious lounge features a fireplace and opens up into the conservatory, a bright and welcoming space, ideal for entertainment.

To the right, a bathroom has been converted into a shower room by removing the bath and replacing it with a double standalone shower for easier access. Two well-proportioned bedrooms overlook the front of the property, one with built-in storage and one with a walk-in bay window completing the accommodation.

Externally, the property enjoys a pleasant south-facing garden to the rear, while the front of the property enjoys a front lawn and a driveway to the side, which leads to the front door, & garage and provides off-street parking.





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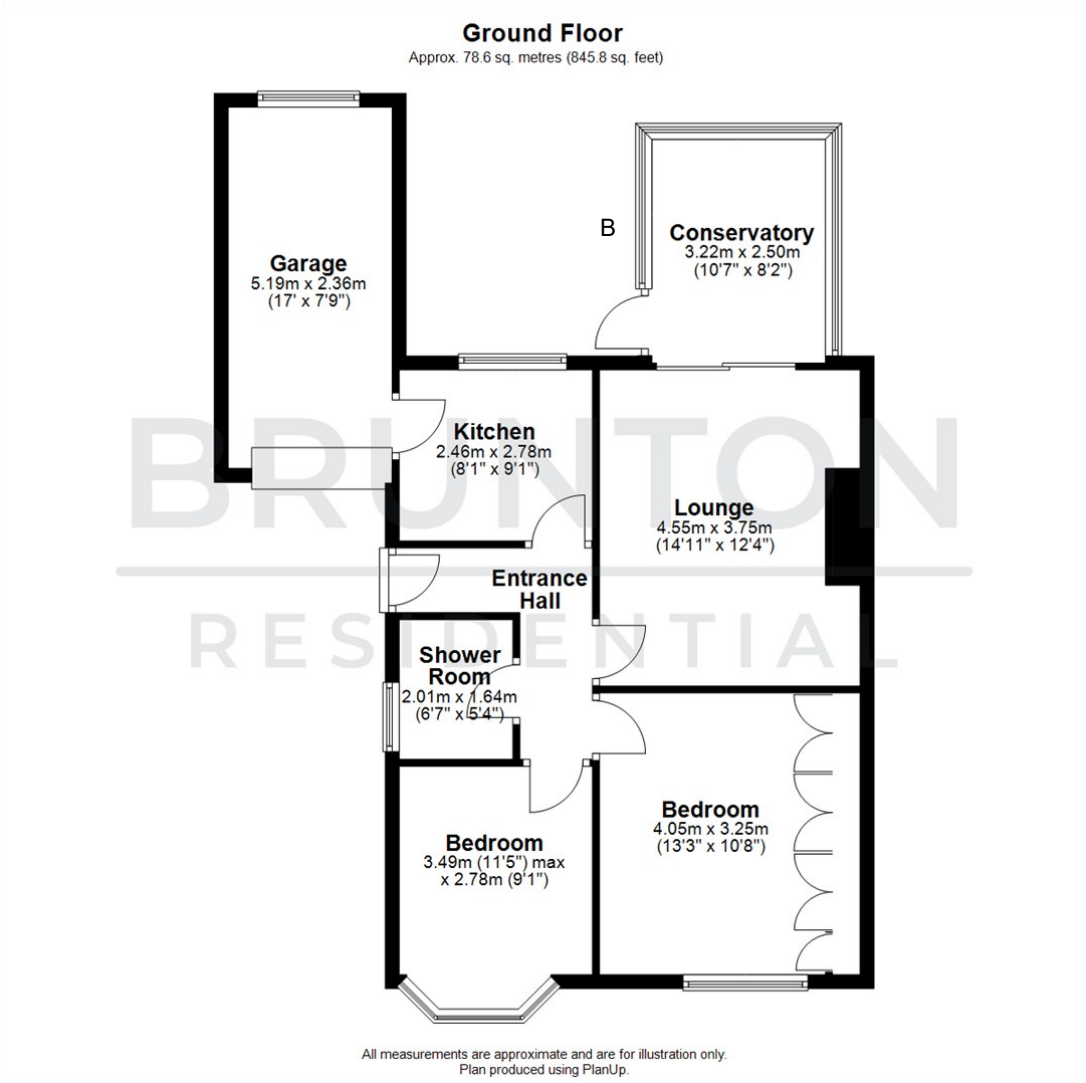
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : B

EPC RATING :



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