

BRUNTON
RESIDENTIAL



HERON CRESCENT, GREAT PARK, NE13

Offers Over £250,000

BRUNTON
RESIDENTIAL





BRUNTON
RESIDENTIAL





**SEMI DETACHED TOWNHOUSE – DETACHED GARAGE & DRIVEWAY - TAYLOR WIMPEY
INGLETON**

Brunton Residential are delighted to offer for sale this 3-bed semi-detached home located on Heron Crescent in Great Park. This home has a fantastic amount of space, a separate detached garage and an open aspect to the front.

BRUNTON
RESIDENTIAL



BRUNTON

RESIDENTIAL

Accommodation briefly comprises of: entrance hallway with access to the kitchen area. The kitchen has a range of wall and floor floor units with coordinated work surfaces, it has an integrated oven and hob, dishwasher and washing machine. To the rear of the property, there is a full-width lounge with double doors to the rear garden. The first floor hosts a landing with a feature corner window overlooking the parkland area to the front of the property, there are two well sized bedrooms along with a family bathroom in between. The top floor offers an impressive master suite which consists of a bedroom area with dressing space and an en-suite shower room.

Externally there is a small town garden to the front with pathway access to the property while to the rear is a garden with decked areas and fenced boundaries. There is a driveway to the side which offers off-street parking and access to the detached garage.

For more info and to book your viewing, please call our team on 01912368347.



BRUNTON

RESIDENTIAL

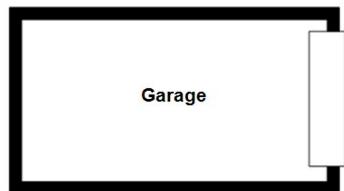
TENURE : Freehold

LOCAL AUTHORITY : Newcastle upon Tyne

COUNCIL TAX BAND : D

EPC RATING : C

Ground Floor
Approx. 51.8 sq. metres (557.7 sq. feet)



D

Lounge
3.84m x 4.00m
(12'7" x 13'1")

Kitchen Area
5.57m (18'3")
x 2.94m (9'8") max

Garage

First Floor
Approx. 38.6 sq. metres (415.6 sq. feet)

Bedroom
3.80m x 4.04m
(12'6" x 13'3")

Bathroom
2.14m x 1.96m
(7' x 6'5")

Bedroom
3.49m x 1.96m
(11'5" x 6'5")

WC

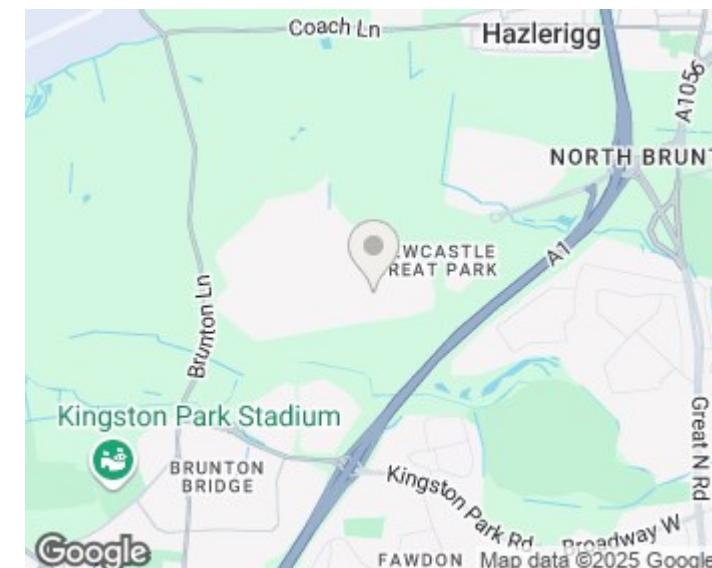
Second Floor
Approx. 31.9 sq. metres (343.9 sq. feet)

Bedroom
5.57m x 4.00m
(18'3" x 13'1")

En-suite
2.00m x 3.03m
(6'7" x 9'11")

Total area: approx. 122.4 sq. metres (1317.2 sq. feet)

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) A		89
(81-91) B		
(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 (CO₂) 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		