

# BRUNTON

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## RESIDENTIAL



**WILLOWBAY DRIVE, GREAT PARK, NE13**

**£1,100 Per Month**

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### THREE BEDROOM - END TERRACE TOWNHOUSE - GREAT LOCATION

Brunton Residential is delighted to offer for sale this charming semi-detached townhouse in the heart of Newcastle Upon Tyne. With 3 bedrooms, ground floor WC, and a West facing rear garden, it's an ideal home for families or those who enjoy entertaining.

Situated in the vibrant NE13 area, this property combines privacy with community living. The spacious layout is perfect for relaxing or hosting, and the well-appointed bedrooms provide a peaceful retreat. Residents of Willowbay Drive enjoy convenient access to local amenities, schools, transport links, and nearby parks – offering a balance of city vibrancy and tranquillity.

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Situated on the peaceful Willowbay Drive with a private rear garden, not overlooked this 'Swale' by Persimmon briefly comprises; entrance vestibule, lounge with under stair store, ground floor WC and kitchen diner with French doors leading to the West Facing Rear Garden.

Off the first floor landing there are two double bedrooms, both spanning the width of the property and the family three piece bathroom with shower over the bath.

To the second floor is the dual aspect primary suite spanning the full depth of the property with further store at the top of the stairs.

Externally the property benefits from a small lawn to the front, alongside an allocated off street parking bay. To the rear is a west facing garden, offering a private outdoor space with patio area, ideal for al fresco entertaining.

### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band C



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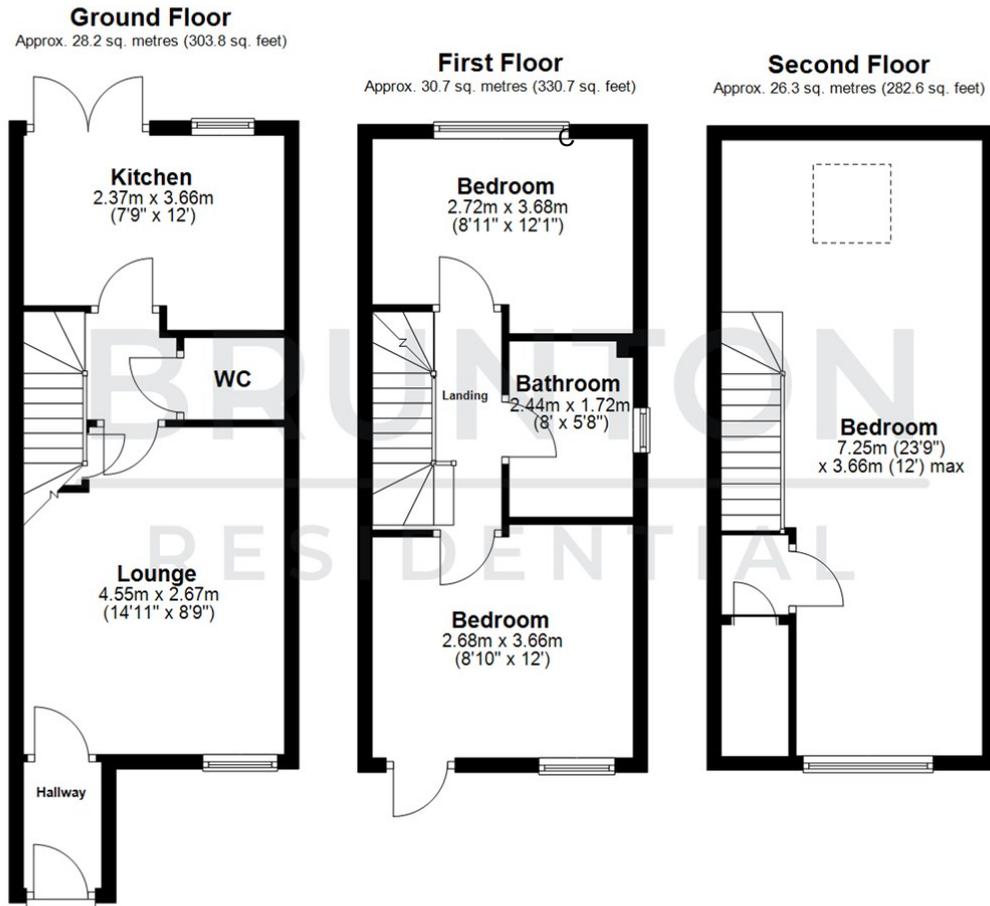
## RESIDENTIAL

TENURE :

LOCAL AUTHORITY :

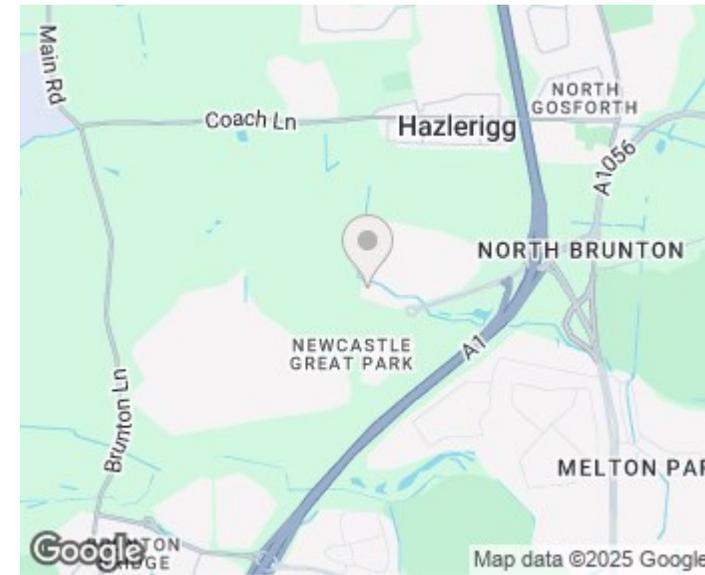
COUNCIL TAX BAND : C

EPC RATING : B



Total area: approx. 85.2 sq. metres (917.0 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) <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	
83	94
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	