

# BRUNTON

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RESIDENTIAL



Parkville, Heaton, NE6  
£495,000



**5 Parkville, Heaton, Newcastle upon Tyne, NE6 5AU**

**£495,000**

Delightful, Three Storey Victorian Semi-Detached Family Home Boasting a Spectacular Position Backing on to Heaton Park with a Lovely Lounge, Kitchen/Diner, Enclosed Glazed Courtyard, Four Bedrooms, Contemporary Re-Fitted Family Bathroom, Mature Front and Rear Gardens, Garage with Off Street Parking & No Onward Chain.

## Description

This lovely, semi-detached period home is ideally located on the desirable Parkville, Heaton, Parkville, which is tucked away just off Warwick Street and Stratford Villas, is perfectly placed to provide immediate access to everything Heaton has to offer, including outstanding local schooling, the excellent shops, cafes and restaurants of Heaton Park Road whilst also offering easy access to Newcastle City Centre, Newcastle and Northumbria Universities and the RVI.

The internal accommodation comprises: Generous lobby | Hallway with stairs leading to the first floor and access to utility room with ground floor guest cloakroom and WC | Lounge with period fireplace and French doors opening to the front terrace and gardens | Kitchen/diner with free-standing range cooker, tiled flooring, windows overlooking the rear courtyard and door to pantry | Pantry with door to internal courtyard | Internal courtyard with glazed roof.

The stairs then give access to the first-floor landing with a double glazed door leading to the rear garden and into a second reception room/sitting room (previously used as bedroom three) with cast iron fireplace and south-west facing windows overlooking the Ouseburn | Stylish re-fitted family bathroom, which is generous in size, with large walk-in shower, free standing bath, WC, tiled flooring and store cupboard | Bedroom four is a single room/study.

The stairs then lead up to the second floor landing and two further double bedrooms | Bedroom one enjoys an en-suite WC with wash basin and window overlooking Heaton Park | Bedroom two is positioned to the front of the property, again with a southwest facing window with spectacular open

## Situation

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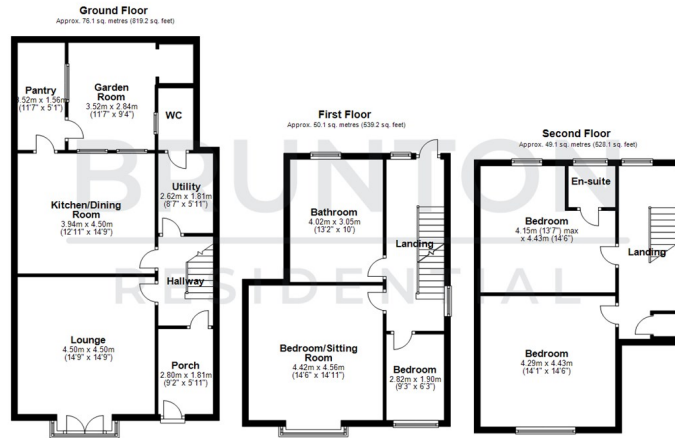
Council Tax Band: D

Available:

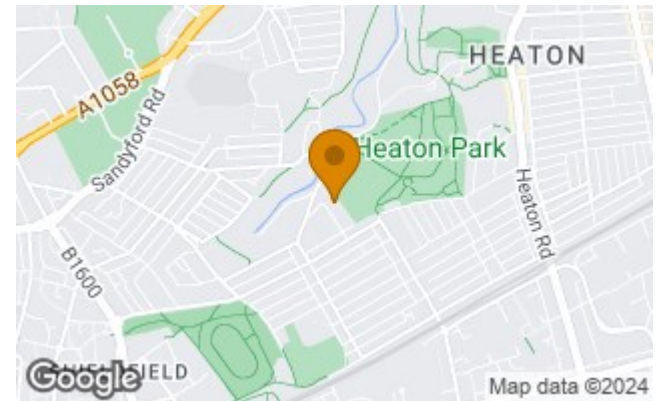




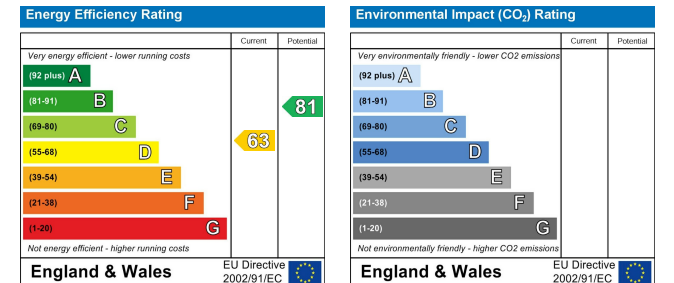
## Floor Plans



Total area: approx. 175.3 sq. metres (1886.5 sq. feet)  
All measurements are approximate and are for illustration only.  
Plans produced using PlanIt.



## Energy Performance Graph



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