

BRUNTON

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ST CUTHBERTS ROAD, MARLEY HILL, NE16

Offers Over £525,000

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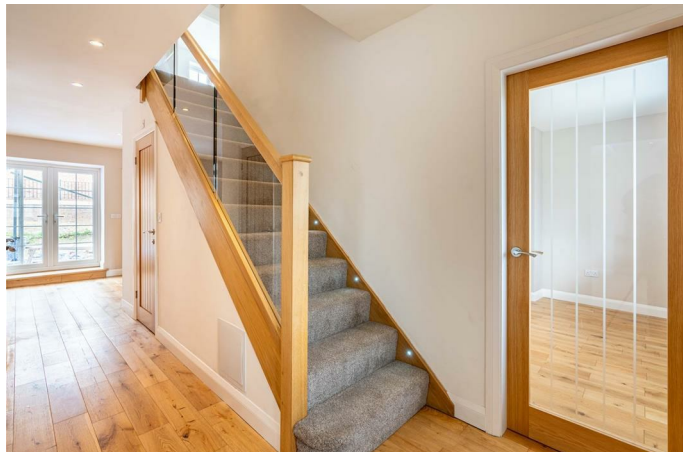


EXCLUSIVE DEVELOPMENT - LARGE DOUBLE GARAGE - VIEWS OF TANFIELD RAILWAY

Brunton Residential are delighted to offer to the market this unique fully refurbished original stone-built character property with scenic views over the countryside. Sited within an exclusive development this sympathetic renovation brings spacious and modern living to a historic property, with close links to Whickham, Sunnyside, the A1 and the Metrocentre. The property would suit a range of buyers and offers lifestyle options with the large garage/workshop included.

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The property comprises of an entrance door opening up to the impressive hallway, with a glass and oak staircase, through the hallway you reach the main living room with a feature fireplace and wood-burning stove, the hallway then opens up into the stunning open-plan kitchen, living and dining space with another wood burning stove this impressive space offers lots of mixed-use potential and also comes with a utility room and separate w/c.

A bespoke oak and glass staircase leads to the first-floor hallway. The master bedroom comes with a luxury en-suite bathroom and integrated wardrobe space, there is also the option of having a large walk-in wardrobe by utilising the adjacent bedroom. Three more bedrooms offer plenty of living space. A fully tiled family bathroom offers both a separate bath and shower facilities.

Externally there are gardens to the front and rear, the garden has been landscaped to provide a mixture of lawned areas and a patio, a substantial detached double garage which could also be used as a workshop is located facing the property and ample parking is provided across the site.

This is a fantastic opportunity to purchase a truly unique property, offering a balance of modern living in traditional surroundings.

Call today and one of our experienced team members will help to arrange your viewing.



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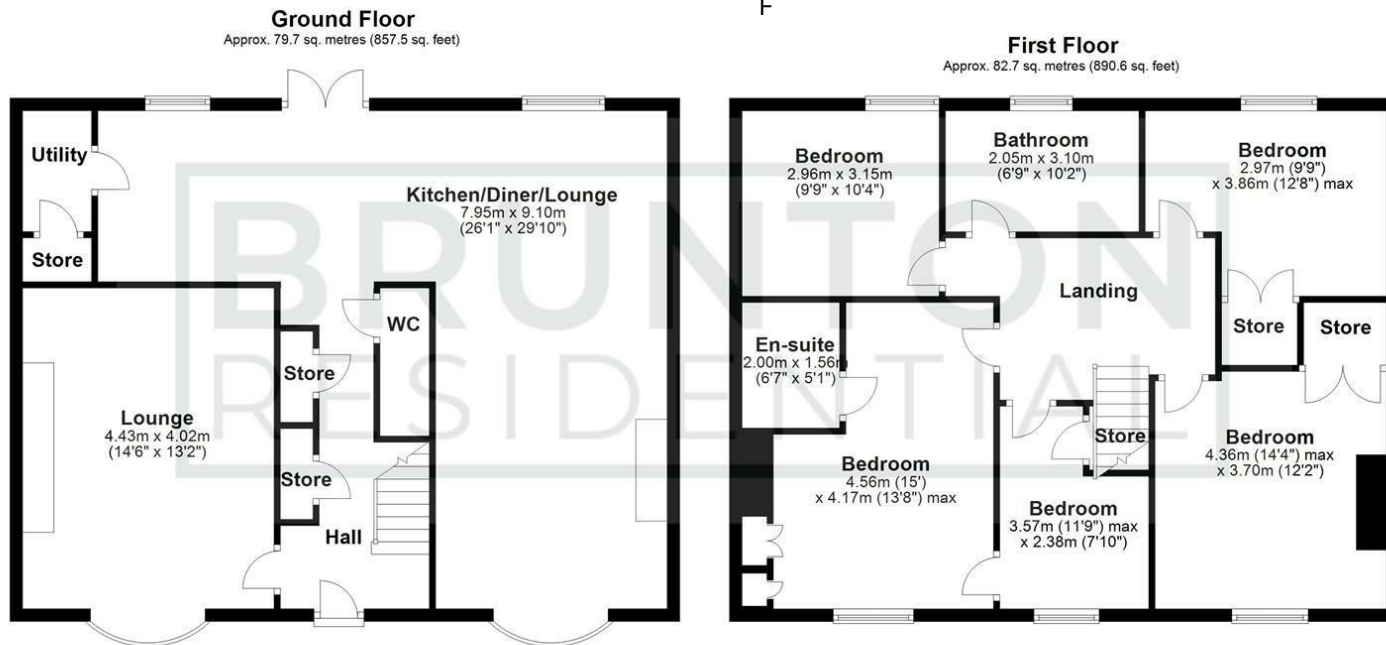
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : F

EPC RATING : D

SERVICES :



Total area: approx. 162.4 sq. metres (1748.1 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		84
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) 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			
England & Wales		EU Directive 2002/91/EC	