

# BRUNTON

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RESIDENTIAL



**ELFORD AVENUE, GREAT PARK, NE13**

**£499,950**



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### DETACHED HOME - FIVE BEDROOMS - DOUBLE GARAGE & DRIVEWAY.

Brunton Residential are delighted to offer for sale this stylish five bedroom home located on the ever popular Greenside estate in Great Park. This 'Taylor Wimpey Hoylake' is positioned with an open aspect to the front and a large garden to the rear.



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Accommodation briefly comprises of; entrance hallway with storage cupboards, a full depth family kitchen which has a range of wall and floor units with granite work surfaces and integrated appliances along with a fantastic center island and finally double doors to the rear gardens, there is also a spacious utility room and a WC. The first floor has a large living room running the full depth of the property, a separate snug and an office which could be used as a fifth bedroom. The top floor comprises of a master bedroom with windows to two sides and an ensuite shower room, bedrooms two, three and four and finally a family bathroom WC. Externally there is a small town garden to the front with private gardens to the side and rear. A driveway provides parking for two vehicles along with access to the double garage.

A great feature to this property has to be the aspect, the property overlooks a children's play park with the closest property to the front of the home on the other side of this central area, this offers a real feeling of space without being overlooked. To the rear is a large garden space with extra entertaining area to the side. A double garage provides off street parking and has a converted office space above. For more info and to book your viewing, please call our Great Park sales team on 0191 2368347.





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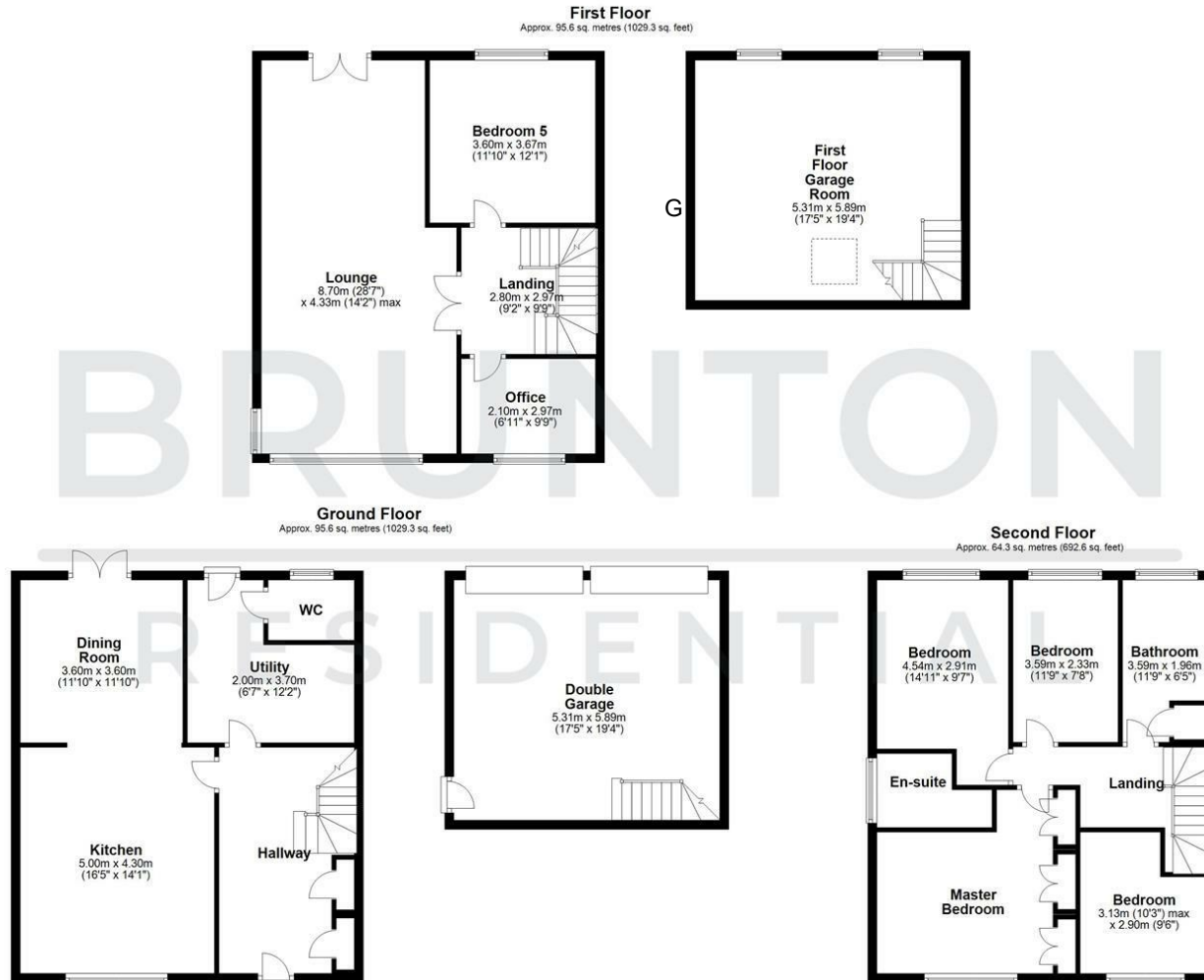
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : G

EPC RATING :

SERVICES :



Total area: approx. 255.6 sq. metres (2751.1 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) <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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		