

BRUNTON

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EASTLANDS, HIGH HEATON, NE7

Offers Over £400,000

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EXTENDED - SOUGHT AFTER LOCATION - FOUR BEDROOMS

Brunton Residential are delighted to offer this extended four-bedroom home located on Eastlands in High Heaton. Located close to the fantastic Paddy Freeman's Park and Jesmond Dene, this superb semi-detached property provides ample living accommodation and is close to local amenities and excellent transport links.

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Accommodation briefly comprises; entrance porch which leads to the hallway. To the front of the property is a spacious dining room with bay window and to the rear is the lounge with French doors leading to the bright conservatory. There is a large, extended kitchen space which also provides access to the conservatory as well as a practical utility room, downstairs WC and access to the integral garage. The kitchen offers space for dining and is equipped with wall and floor units, coordinated work surfaces and some fitted appliances. To the first floor is a master bedroom with en-suite shower room, two further double bedrooms with fitted wardrobes, a single bedroom with store cupboard which could be used as a nursery or home office and the modern family bathroom with WC, basin, bath and walk-in shower.

Externally, to the front the property benefits from a large, block paved driveway which provides off-street parking for multiple vehicles and access to the garage. To the rear is a mature garden with lawned and patio areas and fenced boundaries.



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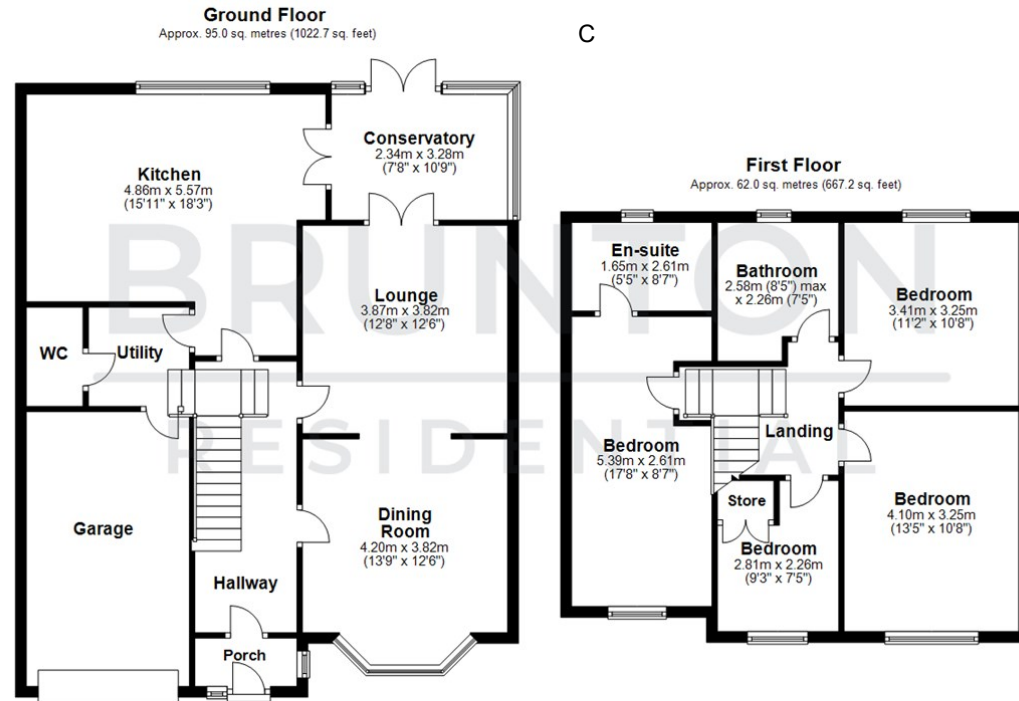
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : D

SERVICES :



Total area: approx. 157.0 sq. metres (1689.9 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		62	77
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	