

# BRUNTON

RESIDENTIAL



**HELMSLEY ROAD, NE2**

**Offers Over £170,000**

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### GROUND FLOOR FLAT - TWO BEDROOM - SOUGHT AFTER LOCATION

Brunton Residential are delighted to bring to market this fantastic designed two bedroom, ground floor flat in Sandyford. This excellent sized home offers space throughout with ample space in both bedrooms and a modern finish to the kitchen. Located a short walk to Newcastle City Centre and situated close to local amenities, transport links and schools.

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Accommodation briefly comprises of; Entrance hallway with access to the master bedroom which has windows to the front and offers ample space for bedroom furniture. Across from this is another great-sized bedroom which allows for additional bedroom furniture or an office. Leading on from the hallway there is the entrance to a large, lovely decorated lounge with a fireplace space offering space for a log burner as pictured and windows to the rear. From the lounge you have direct access to a modernised kitchen with integrated appliances and space for additional white goods, this area also offers coordinated cupboards and work surfaces. To the rear of the property is a recently decorated bathroom that features a built-in shower/bath and a modernised basin. Externally there is a pathway with direct access to the front of the property. The rear gardens offer a spacious yard that consists of paved areas and a surrounding by brick wall boundaries for privacy with gated access.



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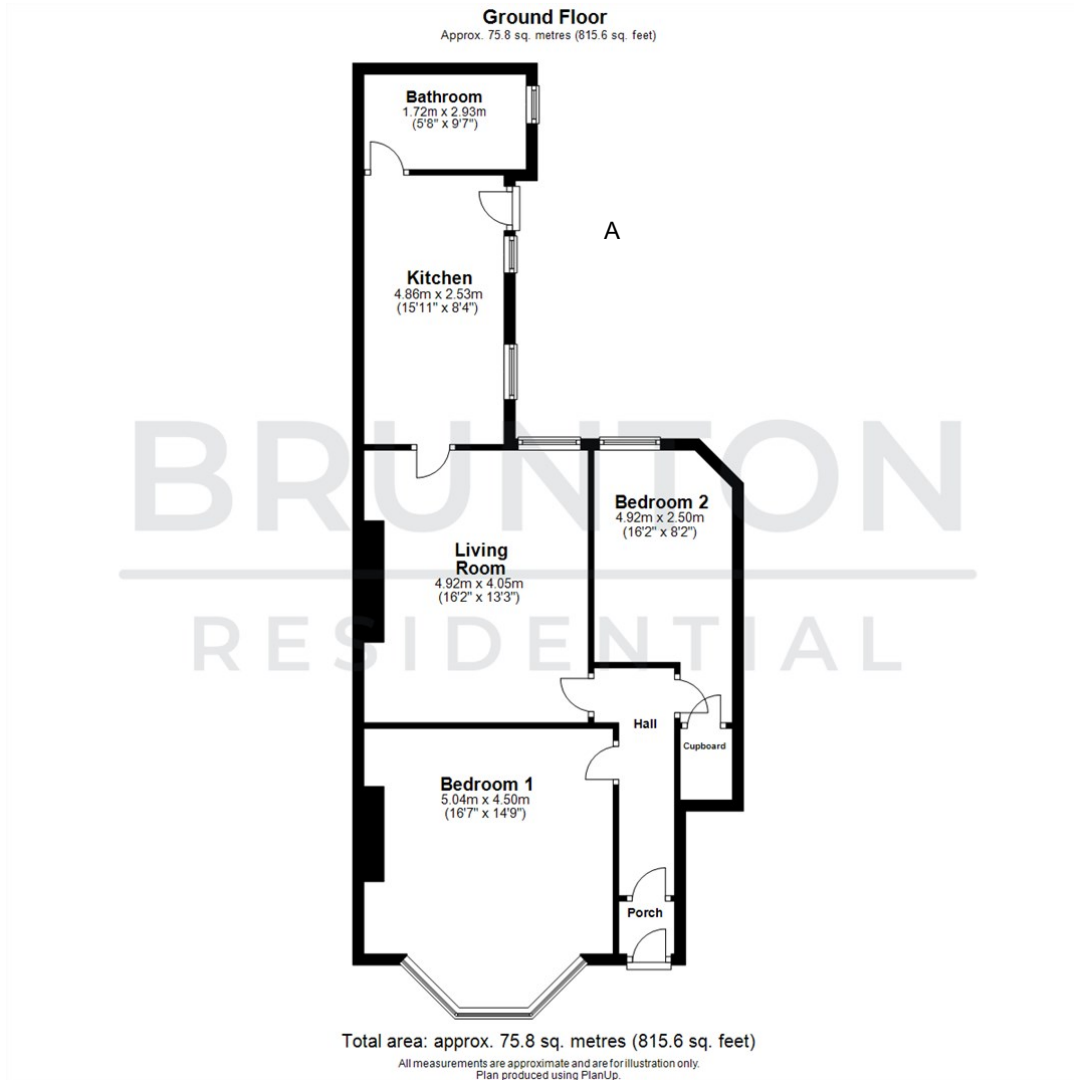
TENURE : Leasehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : A

EPC RATING : C

SERVICES :



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			
		70	75
England & Wales		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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	