

BRUNTON

RESIDENTIAL



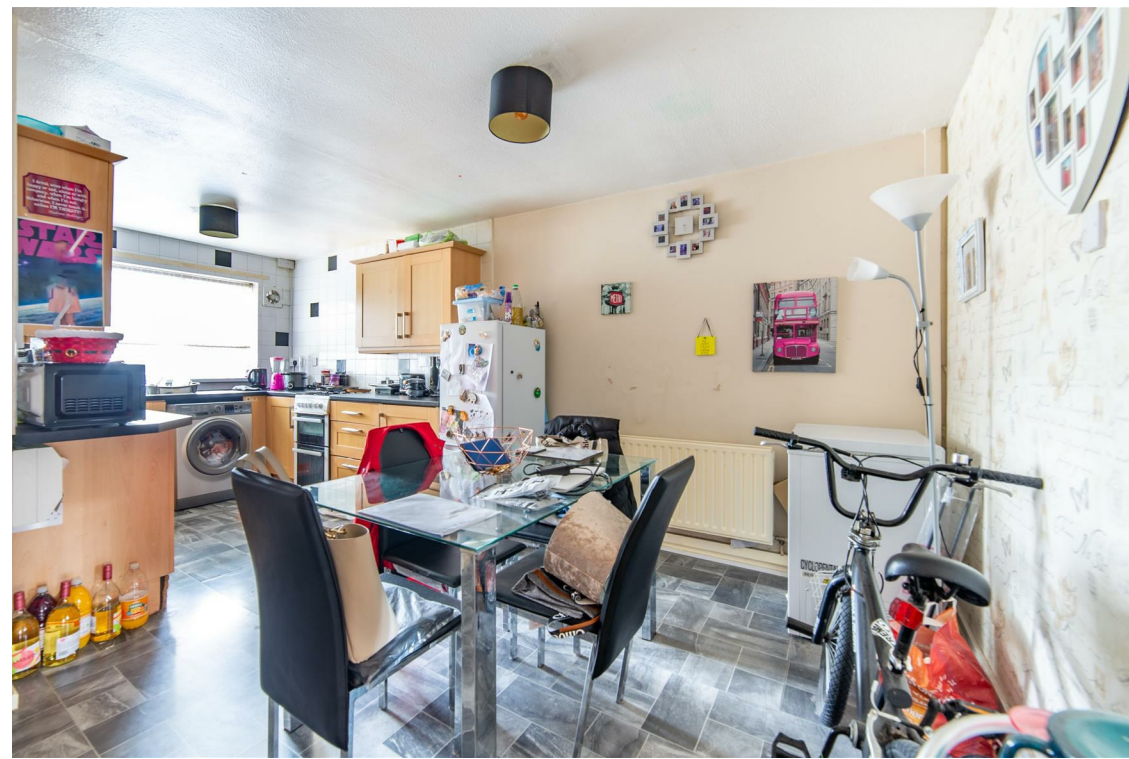
DAYSHIELD, WEST DENTON, NE5

£95,000

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THREE BEDROOM - CLOSE TO CITY CENTRE - TERRACED

Brunton Residential is delighted to bring to market this great three-bedroom property located on Dayshield. This terraced home offers three great sized bedrooms and would make a great first time buy or investment opportunity. Located a short distance from the city centre and close to local amenities, schools, and transport links.

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Accommodation briefly comprises of; Entrance hallway with access to a conveniently situated WC. Leading on you reach the kitchen/diner with windows to the front and coordinated cupboard and work surfaces, there is ideal space for appliances. Leading on through to the rear of the property is a spacious lounge with ample space for living room furniture, additional to this room is patio doors to the rear gardens. There is a porch to the very rear of this property which adds for practicality and additional storage.

On the first floor, there is a landing space that offers direct access to the Bedroom one, which has windows to the front and an internal cupboard for storage.

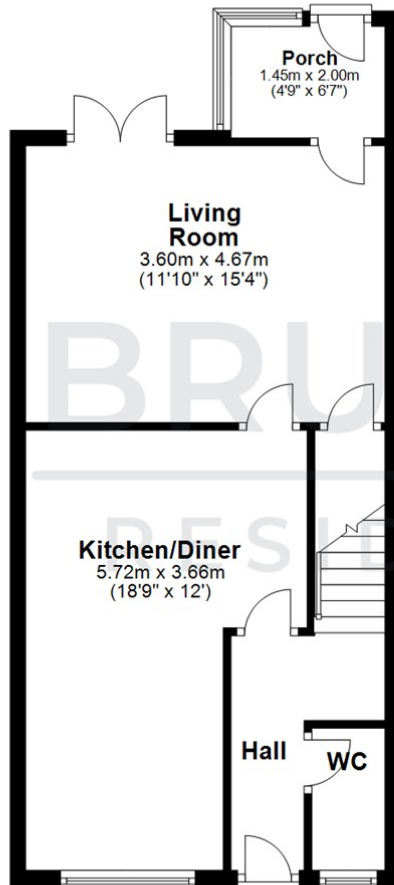
Bedroom two is the larger of the three with windows to the rear and another internal cupboard. Bedroom three is a good sized for bedroom furniture or this could be used as an office. This floor is complete with a family bathroom offering a WC and bath.

Externally there are rear gardens which consist of lawned areas and fenced boundaries, to the front there is a small paved area leading directly to the property.

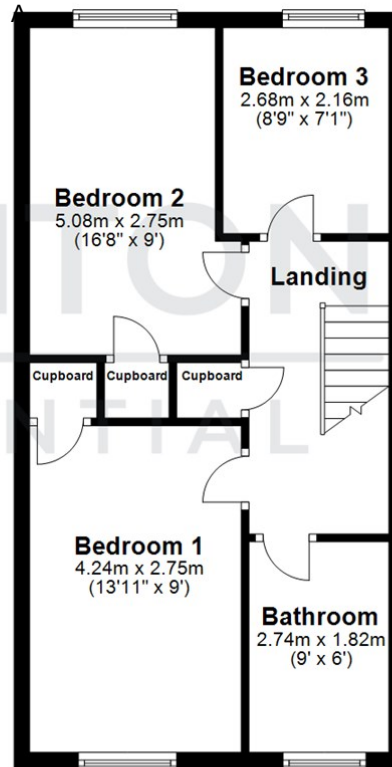
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Ground Floor
Approx. 47.4 sq. metres (510.2 sq. feet)



First Floor
Approx. 44.0 sq. metres (473.4 sq. feet)



Total area: approx. 91.4 sq. metres (983.6 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

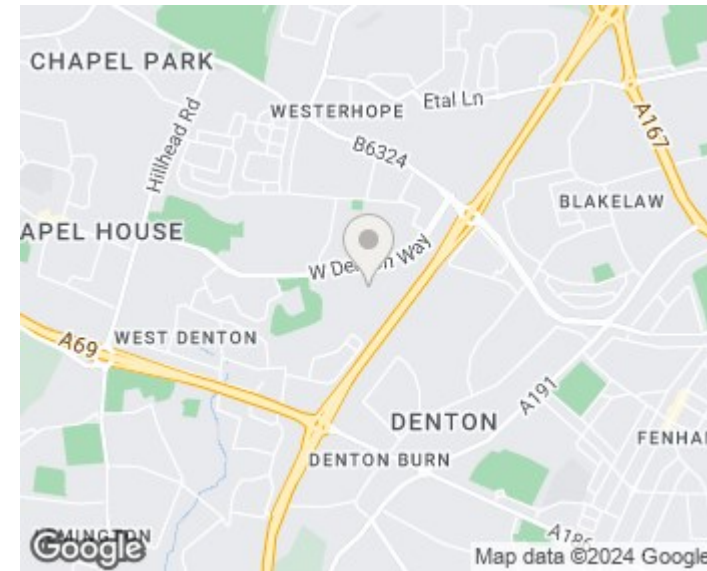
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : A

EPC RATING : C

SERVICES :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		76	
(69-80) C			
(55-68) D			
(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	