

BRUNTON

RESIDENTIAL



PARK VIEW, WIDEOPEN, NE13

£199,950

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



THREE BEDROOM TERRACED HOME - SOUGHT AFTER LOCATION - GARDEN ROOM
Brunton Residential is delighted to bring to market this fantastic three-bedroom home situated on the popular street of Park View. This stunning terraced home has a loft conversion allowing for an additional room and a garden room added to the rear of the property. Located close to local amenities, shops, and transport links.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

Accommodation briefly comprises of; Entrance porch leading into the hallway. There is direct access to a spacious lounge with bay windows to the front of the property. Leading further through the hallway you enter an open plan dining room which can be used as an additional lounge, this space offers double patio doors leading to a practical courtyard. Leading through the dining room you reach a galley kitchen which is complete with coordinated cupboards and work surfaces, there is also space for kitchen appliances. Accessible from here you will reach a matching décor utility with immediate access to a rear porch. An extended space to the rear which was once a garage can now be found as a peaceful garden room which also has patio doors allowing access to the courtyard. This floor is complete with a ground floor shower room.

On the first floor, you will find a spacious landing allowing access to Bedroom one which is a generous size for bedroom furniture and windows to the front. There is the second Bedroom which can be found at the rear of the property which is still a convenient size. To complete this floor is a modern decorated bathroom that comes fully equipped with a free standing bath, walk in shower and coordinated floor and wall tiles. The third bedroom can be found on the top floor which is accessed via the staircase from the first floor. This room has been converted from a spacious loft to a fantastic large bedroom, this is the biggest of the three. Externally, to the front there is graveled garden with pathway leading directly to the property whilst to the rear is a small courtyard to soak up the afternoon sun.



BRUNTON

RESIDENTIAL

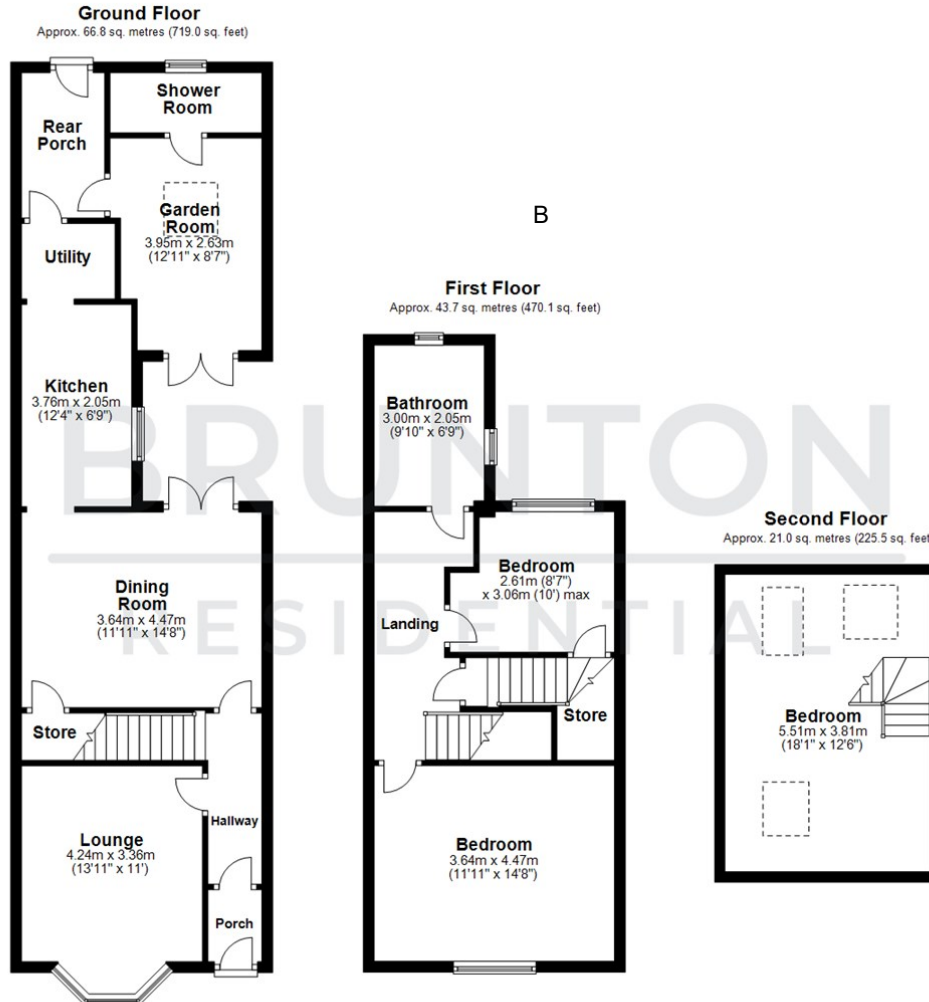
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

EPC RATING :

SERVICES :



Total area: approx. 131.4 sq. metres (1414.6 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			
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	