

# BRUNTON

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## RESIDENTIAL



**ELMWOOD PARK MEWS, GREAT PARK, NE13**

**Offers Over £199,950**



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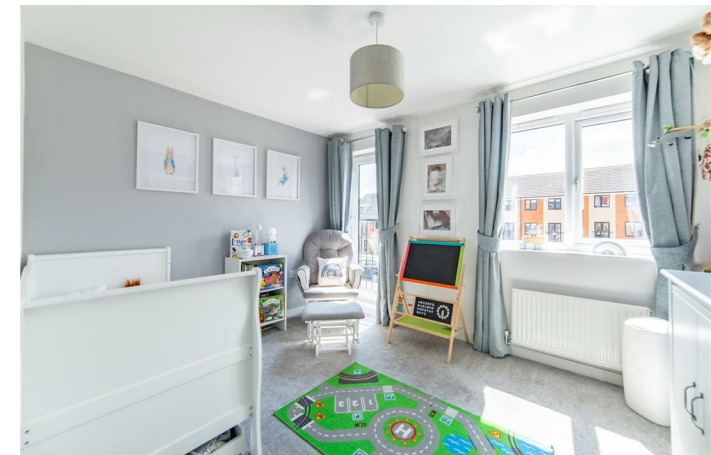
**PERFECT FIRST TIME BUY - SOUGHT AFTER LOCATION - SEMI-DETACHED**  
Brunton Residential are delighted to offer for sale this semi-detached, three-bedroom townhouse located on Elmwood Park Mews in Great Park. This home is in fantastic condition throughout, is in an ever-popular location and would make a perfect home for first time buyers.



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Accommodation briefly comprises of; entrance porch, lounge with window to front, breakfasting kitchen with French door access to rear gardens and an internal hallway with WC & staircase to first floor. The kitchen has a range of wall and floor units with coordinated work surfaces and some fitted appliances. The first floor consists of two bedrooms of similar size with a family bathroom offering WC, basin and shower over bath. The top floor boasts a large master bedroom with ample storage and dormer window to the front. Externally, there is a rear garden which is laid mainly to lawn with two patio areas and fenced boundaries with gate leading to off-street parking. To the front is a town garden with pathway access to the property.



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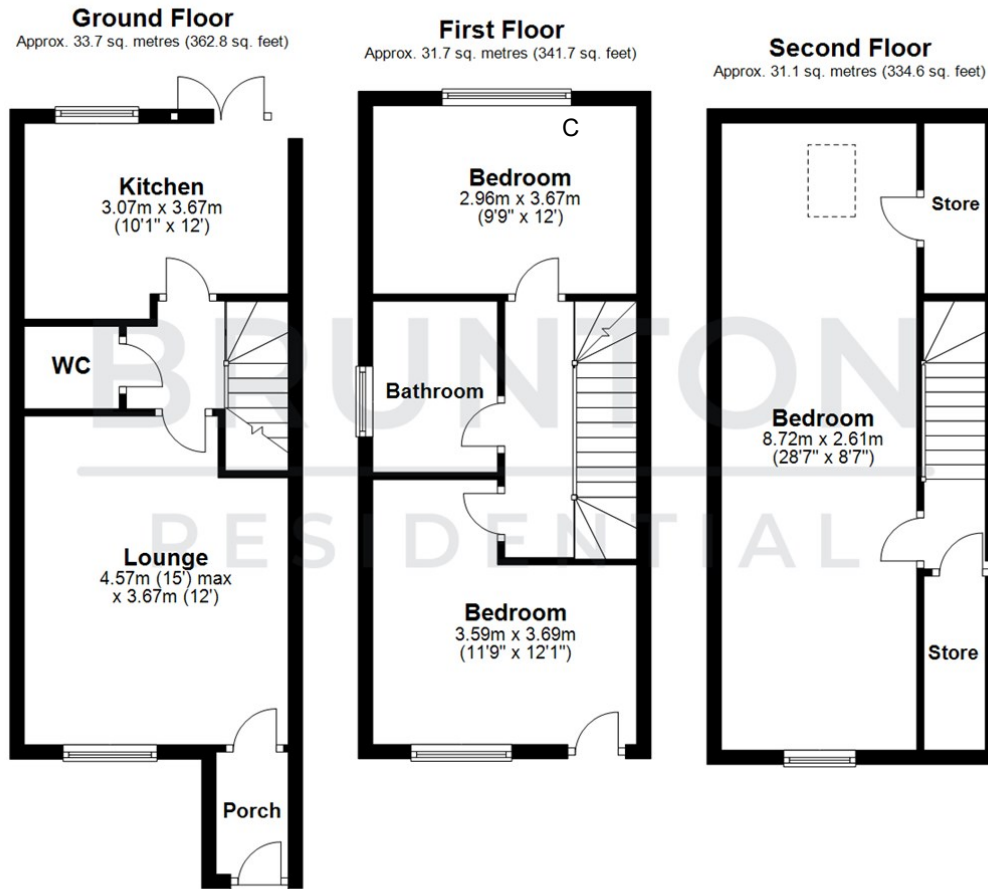
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : B

SERVICES :



Total area: approx. 96.5 sq. metres (1039.2 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>	<b>95</b>
(81-91) <b>B</b>	<b>83</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	
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	
EU Directive 2002/91/EC	