

BRUNTON

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OSPREY WALK, GREAT PARK, NE13

£249,950

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**EXCELLENT LOCATION - SEMI-DETACHED - NO CHAIN - OPEN ASPECT TO FRONT -
DOUBLE DRIVEWAY**

Brunton Residential are delighted to offer this three-bedroom semi-detached house located on Osprey Walk in Great Park. This fantastic home is in a sought after location on Great Park, has an allocated parking space and is presented with no onward chain.

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Internally, the property is bright, spacious and well presented with accommodation which briefly comprises: entrance hallway, kitchen / breakfast room with integrated appliances, including washing machine, fridge freezer, electric oven and hob and a dishwasher, to the rear of the property, a full width lounge has French doors leading to the rear garden. There is also a ground floor WC and under stairs storage cupboard. To the first floor there is a master bedroom with Ensuite shower room & fitted wardrobes, two further bedrooms and a family bathroom WC. Externally, there is a beautiful garden to the rear which is laid mainly to lawn with paved and planted areas with walled & fenced boundaries. To the front lies a small town garden with an added benefit of double parking.



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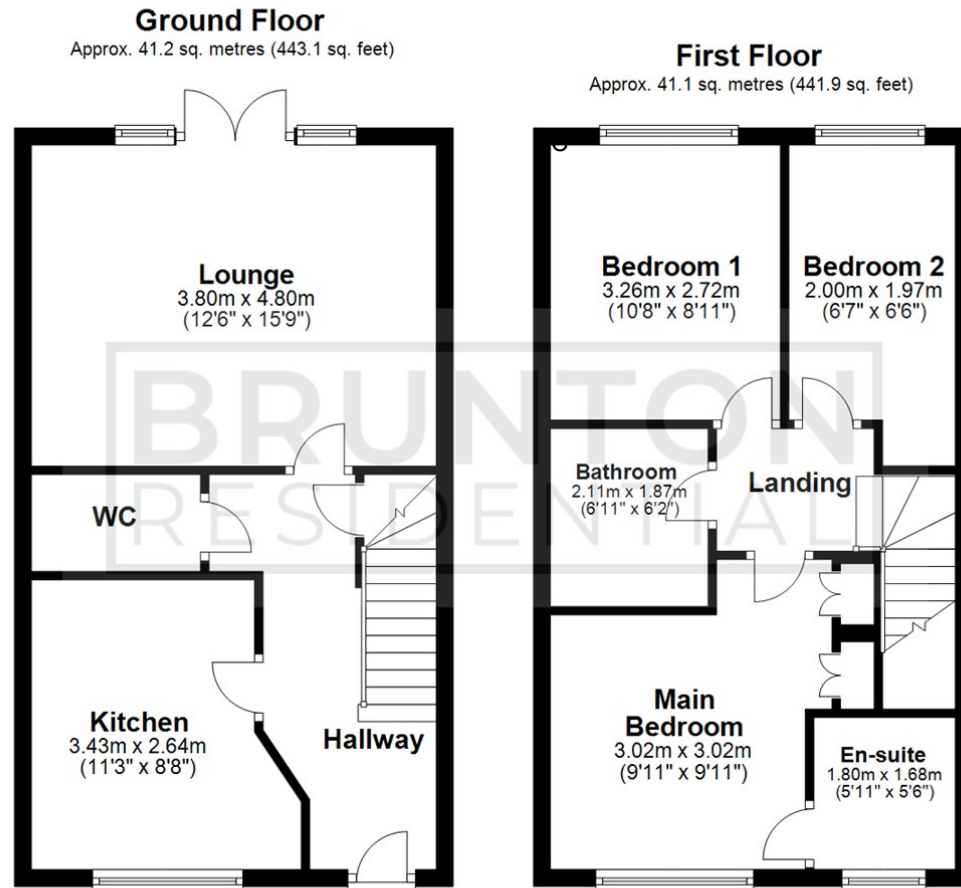
TENURE :

LOCAL AUTHORITY : Newcastle

COUNCIL TAX BAND : C

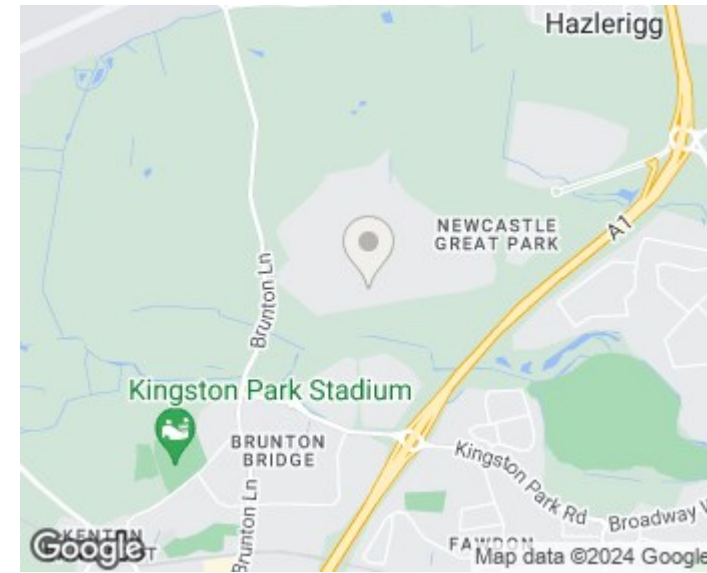
EPC RATING : B

SERVICES :



Total area: approx. 82.2 sq. metres (885.0 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			96
(92 plus) A		84	
(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	