

# BRUNTON

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RESIDENTIAL



**ELMWOOD PARK COURT, GREAT PARK, NE13**

**£199,950**

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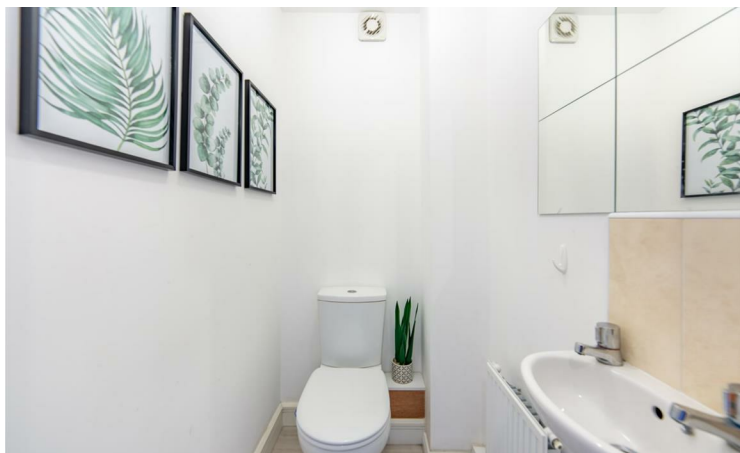
**TOWNHOUSE - GREAT LOCATION - PERFECT FIRST TIME BUY.**

Brunton residential are delighted to offer for sale this three bedroom townhouse located on Elmwood Park Court in Great Park. This home has an open aspect to the front, an allocated parking space and a West facing rear garden which is not overlooked.

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Accommodation briefly comprises of; entrance hall, 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 equal size, both would fit a double bed with furniture while a family bathroom is in between. The top floor boasts a large master bedroom with ample storage. With this being an end of terrace, this home has a Dorma style window to the front, this allows more natural light and a better all round aesthetic to the top floor.

Externally there are gardens to the front and rear while a driveway provides off street parking. The rear garden is orientated to the West and offers a mix of lawned and paved areas.

This home is in a great position on this highly desirable estate, it looks onto a central courtyard space with lots of areas to sit and plenty of visitor parking.

Great Park is situated to the North of Newcastle and offers easy access North and South via the A1, Newcastle City Centre, Newcastle Airport and Newcastle Race course.

For more info and to book viewings, please call our Great Park team on 0191 2368347.



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TENURE : Freehold

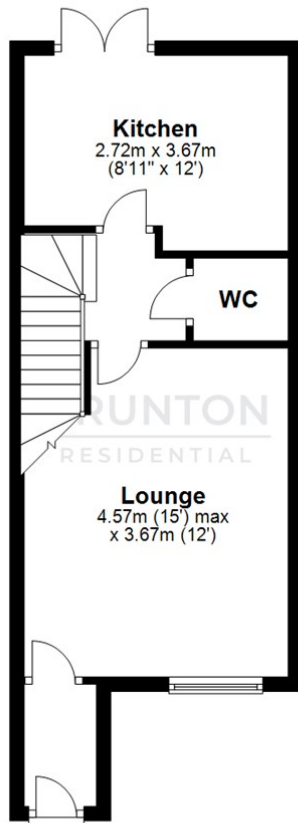
LOCAL AUTHORITY :

COUNCIL TAX BAND : C

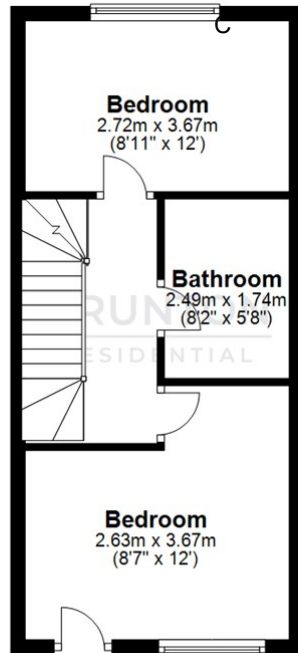
EPC RATING : C

SERVICES :

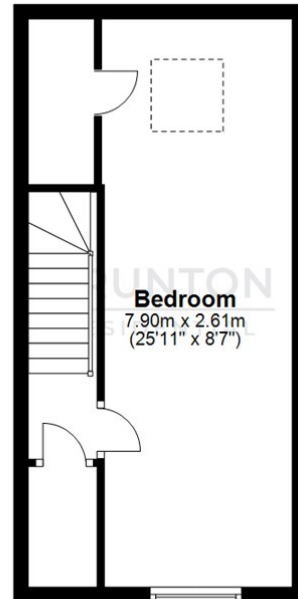
**Ground Floor**  
Approx. 33.4 sq. metres (359.2 sq. feet)



**First Floor**  
Approx. 31.8 sq. metres (341.9 sq. feet)



**Second Floor**  
Approx. 29.0 sq. metres (312.0 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			
(92 plus) <b>A</b>			<b>91</b>
(81-91) <b>B</b>		<b>79</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			
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) <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			
England & Wales		EU Directive 2002/91/EC	