

# BRUNTON

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RESIDENTIAL



**MAYNARD STREET, GREAT PARK, NE13**

**£199,950**

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### SOUGHT AFTER LOCATION - SEMI-DETACHED - TOWNHOUSE

Brunton Residential are delighted to offer for sale this three-bedroom, semi-detached townhouse located on Maynard Street in Great Park. This property is an extremely popular style, in a sought after location and would make an excellent starter home.

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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 with artificial turf and has a patio area, storage sheds and fenced boundaries whilst to the front is a designated parking space with side access to the rear garden.



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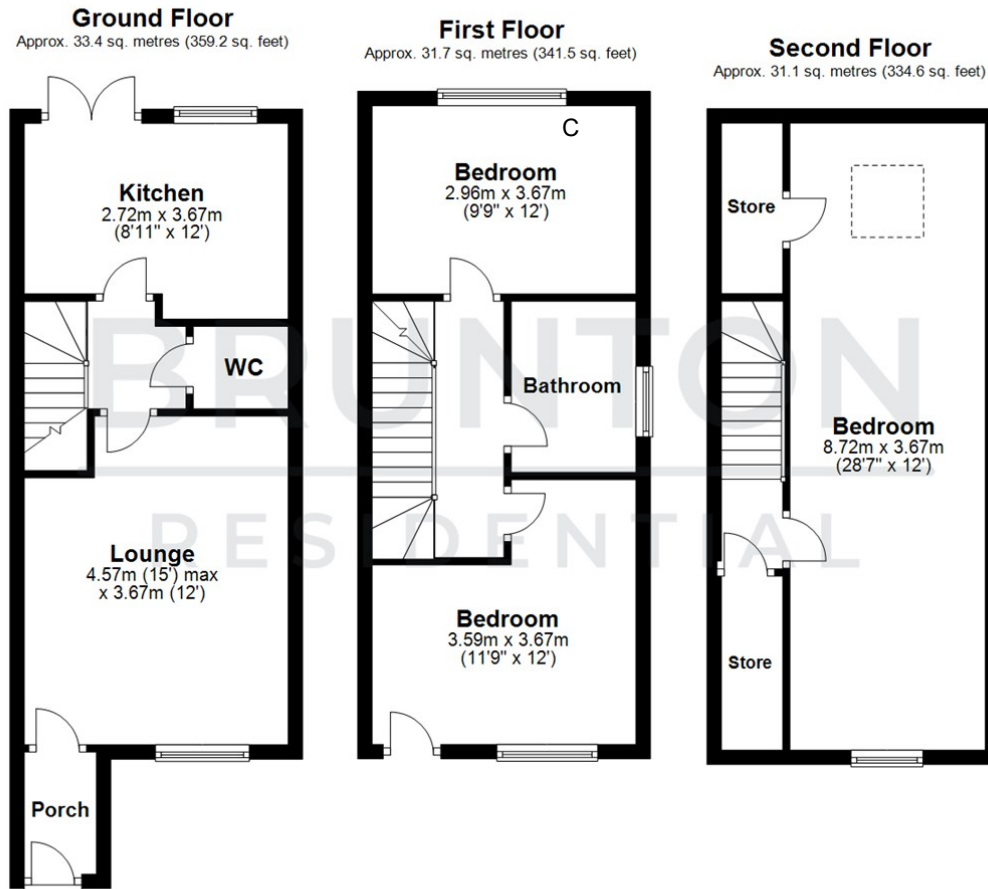
TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : C

EPC RATING : C

SERVICES :



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			91
(81-91) B		80	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	