

# BRUNTON

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RESIDENTIAL



**WILLOWBAY DRIVE, GREAT PARK, NE13**

**Offers Over £159,950**

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### **SIGNIFICANTLY UPGRADED - EN SUITE - TOP FLOOR - TWO BEDROOMS**

Brunton Residential are delighted to welcome to the market this significantly upgraded 'Dunston' by Persimmon, situated on the second floor with a South facing aspect allowing light to flood in throughout the day, upgraded flooring and work surfaces and the addition of an en suite shower room to the master bedroom.

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Briefly comprising; communal entrance and stairs to all floors, apartment entrance, airy hallway giving access to both bedrooms, the master bedroom benefitting from a three piece en suite shower room and Juliette balcony. Family three piece bathroom, open plan lounge/kitchen/dining area spanning the depth of the property with the apartments second Juliette balcony.

Externally there are communal grounds to the front of the property and an allocated parking bay to the rear.

For more information and to book your viewing please call our team on 0191 236 8347

### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band B

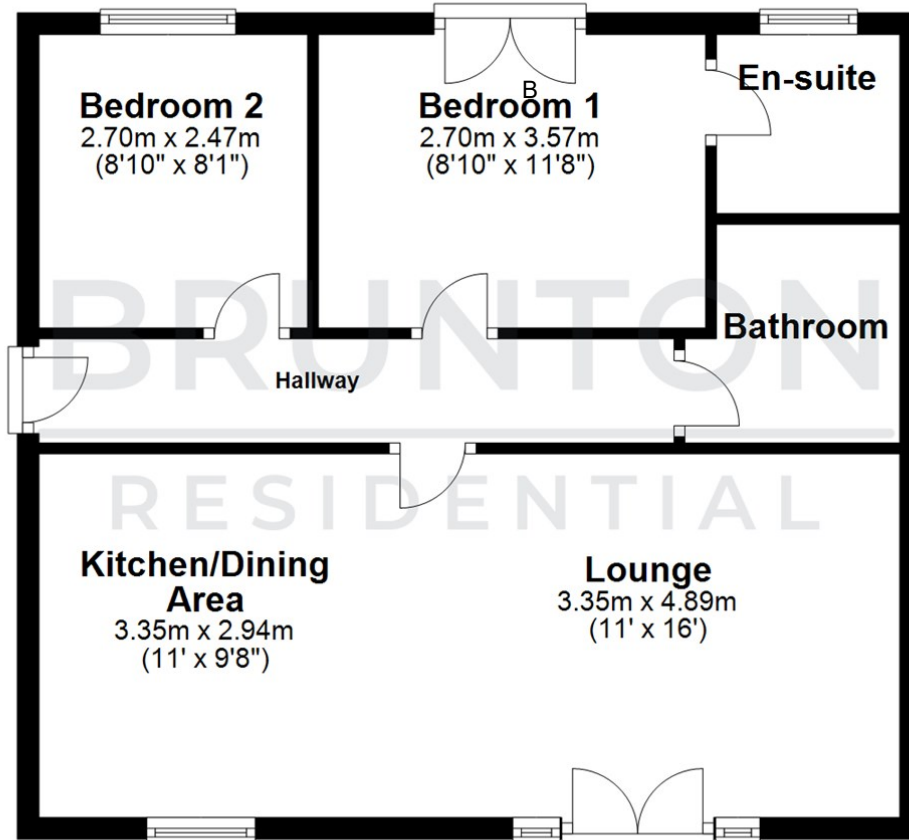


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### Second Floor

Approx. 57.2 sq. metres (615.5 sq. feet)



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

TENURE : Leasehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

EPC RATING : B

SERVICES :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		82	82
(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 <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	