

BRUNTON

RESIDENTIAL



BRIDGET GARDENS, GREAT PARK

Offers Over £300,000

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FOUR BEDROOMS | NO FORWARD CHAIN | DETACHED FAMILY HOME

Brunton Residential are pleased to offer to the market this four bedroom, three-story 'Nene' style house, located on Bridget Gardens, Great Park. Situated close to a play park, paths, and cycle routes, this property would make an ideal family home. For more information and to book your viewing please call our team on 0191 236 8347.

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Briefly comprising: entrance hall, lounge with walk in bay window, kitchen diner spanning the width of the property with French doors leading to the South facing rear garden, there is also a utility room and separate WC.

To the first floor is the first of the en-suite bedrooms, with an en-suite shower room and Juliette balcony, two further bedrooms, and the family three piece bathroom with shower over the bath. The second floor has a further bedroom with an en-suite shower room and a built-in wardrobe.

Externally the property has a garage with a driveway to the side with access to the rear garden, there is also a garden to the front.

Viewing is highly recommended, please call our team on 0191 236 8347.



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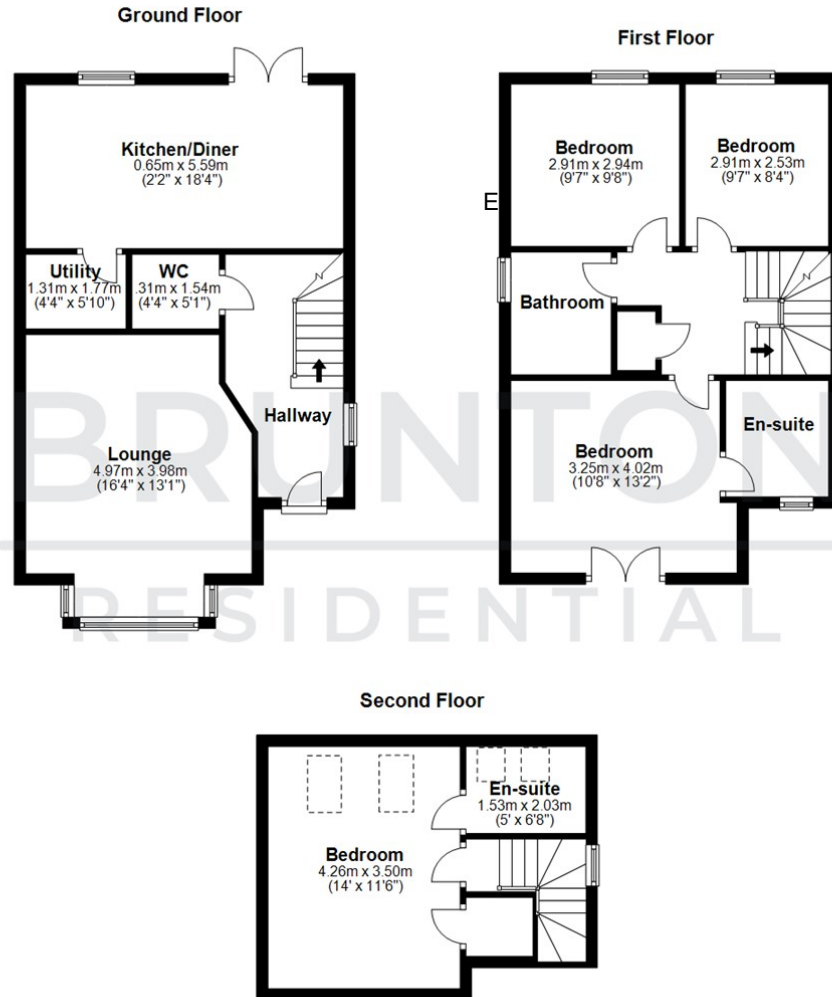
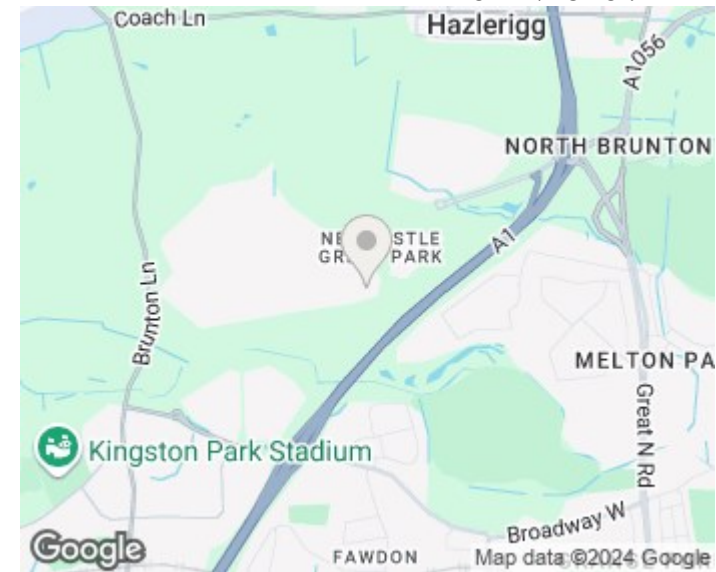
TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : E

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 | | | 87 |
| (81-91) B | | | |
| (69-80) C | | 76 | |
| (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 | |