

BRUNTON

RESIDENTIAL



MAYNARD STREET, GREAT PARK, NEWCASTLE UPON TYNE

£250,000

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SOUGHT AFTER LOCATION - WEST FACING REAR GARDEN - HOME OFFICE

Brunton Residential are delighted to offer for sale this detached 'Persimmon Rufford' style home located on the ever-popular Maynard Street within Great Park. This three bedroom property is perfect for first time buyers, it offers excellent value for money with some great external space and sun-trap garden.

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

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Internally the current owners have reconfigured the original layout and now briefly comprises; entrance hall with access to lounge which has been opened up onto the kitchen diner to allow light to flood through the home through French doors that open onto the garden. The internal hallway offers staircase to the first floor, a ground floor WC and door to original integral garage which has been converted to offer a home office with store. The kitchen has a range of fitted wall and floor units with coordinated work surfaces & fitted appliances.

The first floor consists of a stylish master bedroom with ensuite shower room and double door access to a balcony, bedroom two and three are still easily large enough for a double bed with furniture. A stylish tiled family bathroom concludes the internal accommodation.

Externally, there is a small garden to the front with driveway leading to garage/store and pathway access to the property while to the rear is fantastic West-facing garden with a patio area, lawn and fenced boundaries.

Tenure

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



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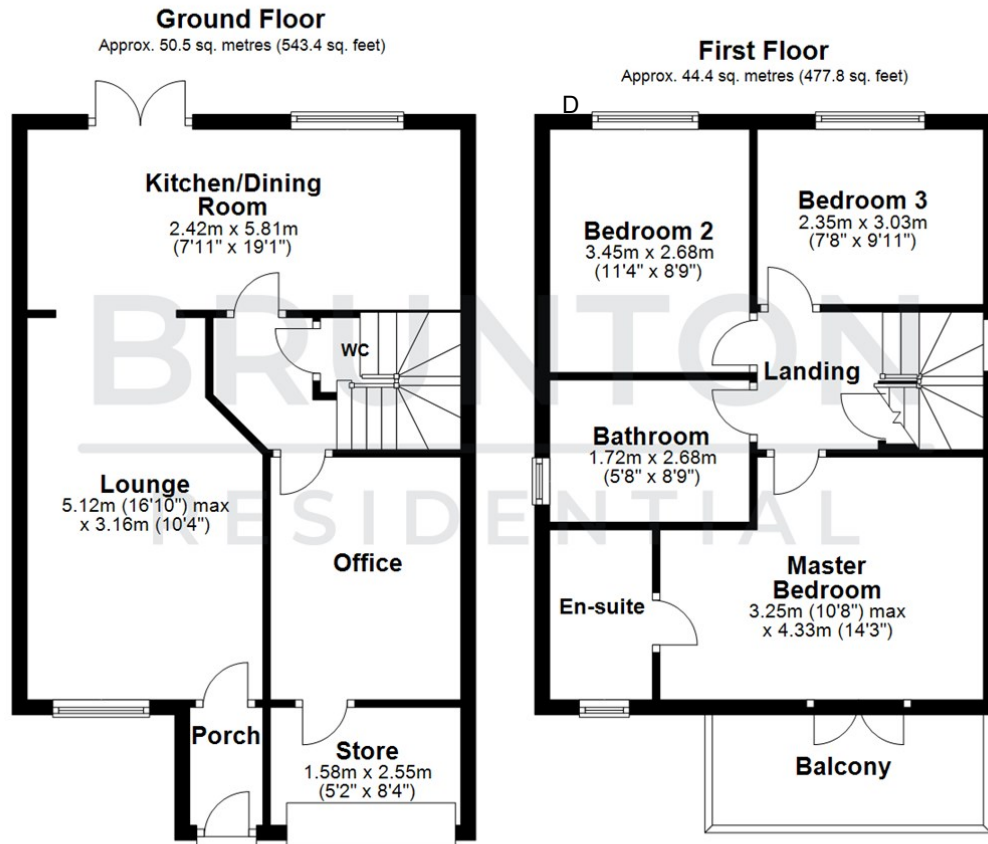
TENURE : Freehold

LOCAL AUTHORITY :

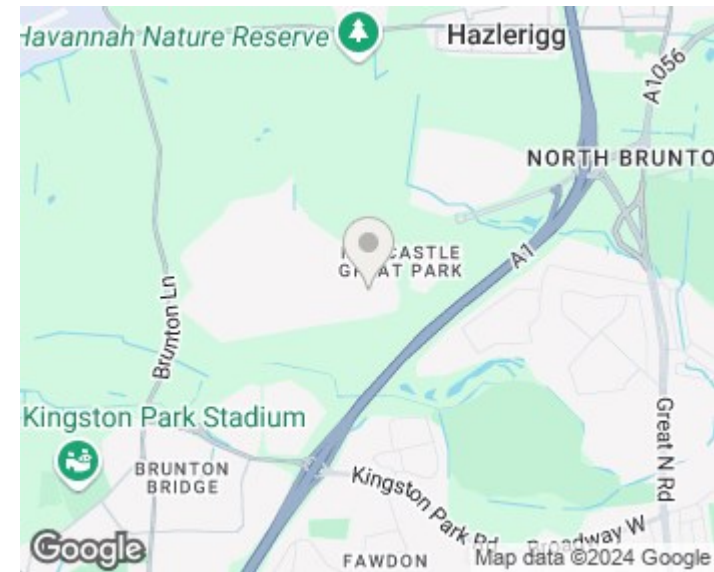
COUNCIL TAX BAND : D

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			90
(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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	