

# BRUNTON

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RESIDENTIAL



**ELMWOOD PARK MEWS, GREAT PARK, NE13**

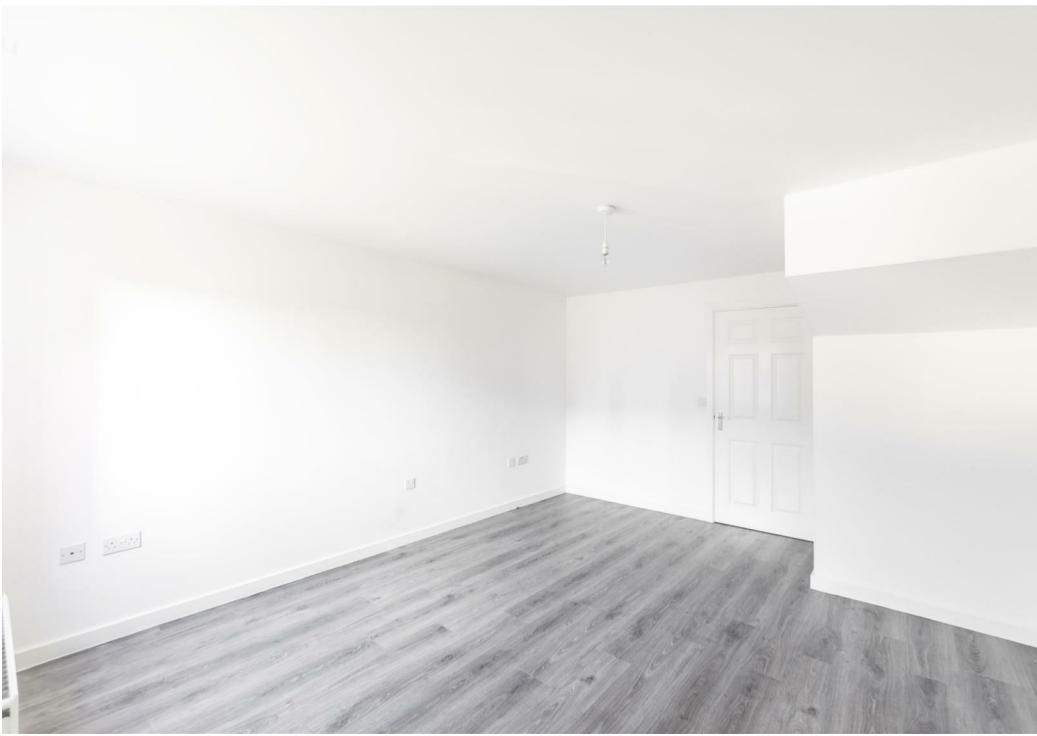
**Offers Over £195,000**

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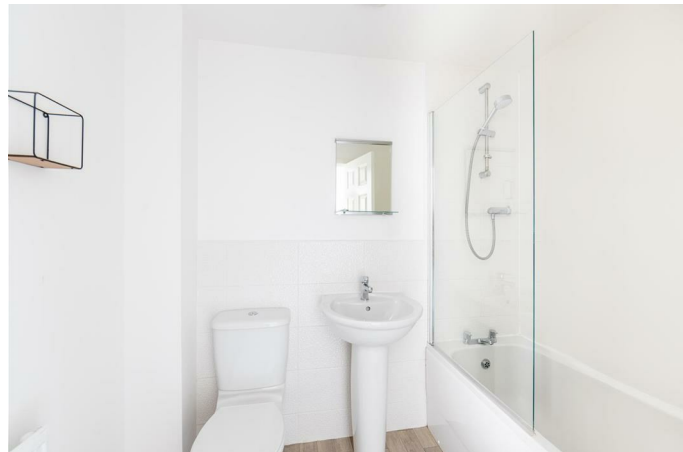
### THREE BEDROOM TOWNHOUSE - ALLOCATED PARKING - NO ONWARD CHAIN

Brunton Residential is pleased to offer this charming townhouse located in the heart of Great Park on the outskirts of Newcastle Upon Tyne. This delightful property offers three bedrooms, allocated parking and a garden space to the rear.

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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 made up of a combination of paving and lawn, with fenced boundaries whilst to the front is a designated parking space with side access to the rear garden.

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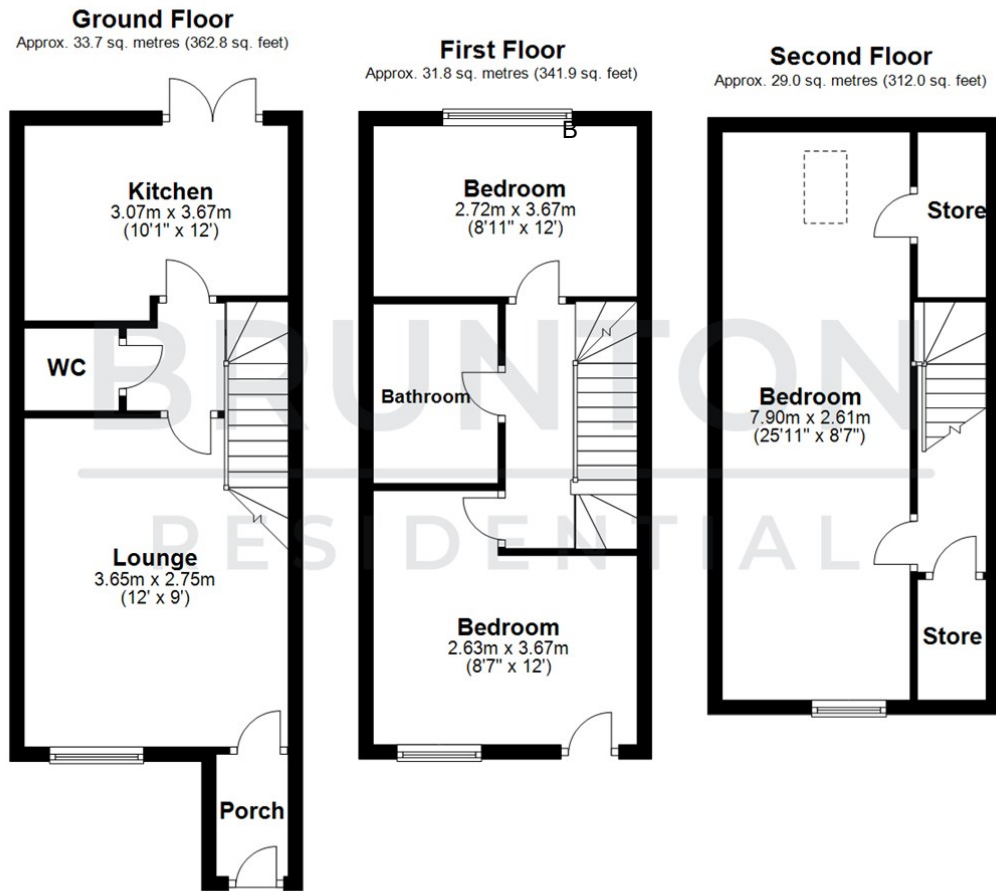
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

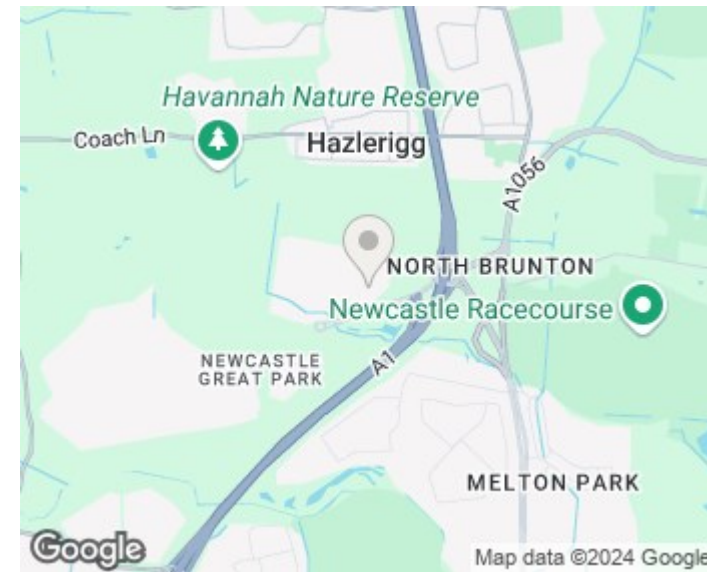
EPC RATING : C

SERVICES :



Total area: approx. 94.5 sq. metres (1016.7 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) A			
(81-91) B			
(69-80) C		77	78
(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	