

BRUNTON

RESIDENTIAL



PARK TERRACE, WEST MOOR, NEWCASTLE UPON TYNE

Offers Over £180,000

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THREE BEDROOMS | TERRACED HOUSE | IDEAL FIRST TIME BUY

Brunton Residential are delighted to welcome to the market this well presented three bedroom terrace house on Park Terrace in West Moor with gardens front and rear, kitchen diner and the benefit of being freehold.

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

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Situated on Park Terrace with a forward South facing aspect allowing sun to fill the living space throughout the day this family home is an ideal first time buy, briefly comprising; entrance lobby, lounge with bow window and feature fire place, kitchen diner spanning the width of the property and ground floor bathroom with shower over the bath.

Off the landing to the first floor there are three well proportioned bedrooms., bedroom one complete with walk in dressing area. The property benefits from gas central heating and UPVC double glazing and will appeal to a wide variety of buyers.

Externally there is a gated yard to the front and a patio garden to the rear with sand stone flags and a shed complete with power as well as access to the back lane.

Tenure

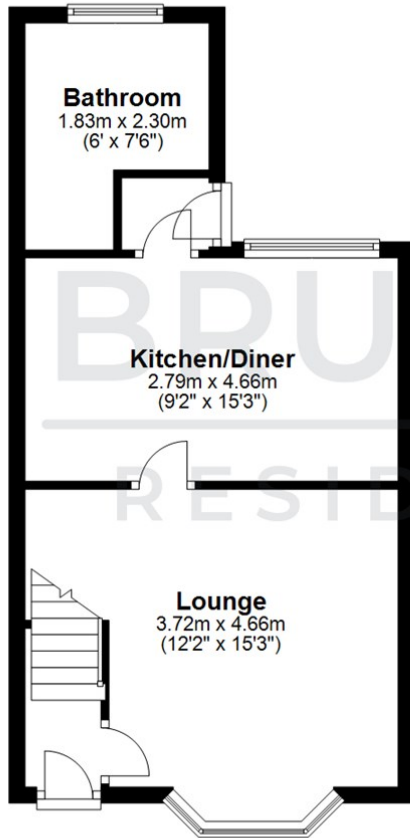
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band A

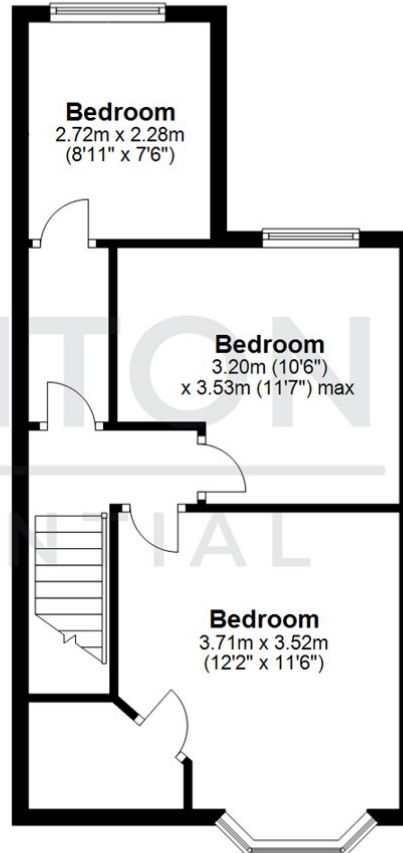
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Ground Floor
Approx. 37.7 sq. metres (406.2 sq. feet)



First Floor
Approx. 39.1 sq. metres (421.0 sq. feet)



Total area: approx. 76.9 sq. metres (827.2 sq. feet)

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

TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : A

EPC RATING : C

SERVICES :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		74	
(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	