BRUNTON
RESIDENTIAL

ELMWOOD PARK GARDENS, GREAT PARK, NE13

£230,000

POPULAR LOCATION - SOUTH-FACING GARDEN - THREE BEDROOM TOWNHOUSE

Brunton Residential are delighted to offer for sale this charming townhouse with two reception rooms, three cosy bedrooms, a south-facing rear garden, and off-street parking.

Located in the vibrant, family-friendly Great Park area of Newcastle upon Tyne, the property offers easy access to local amenities. Highly rated schools, including Brunton First School and Gosforth Academy, are nearby, making it ideal for families. Residents can enjoy plenty of green spaces, including Havannah Nature Reserve and local parks. Excellent transport links, such as the A1 and regular buses to Newcastle city centre, make commuting convenient. Local shops, cafes, and supermarkets are within easy reach, with Kingston Park Retail Centre nearby for additional shopping and dining options..

Accommodation briefly comprises of an entrance hallway with access to the snug, a fantastic receptions room that can be utilised in many ways, ground floor WC and the kitchen/diner that spans the width of the property with ample work surface, fitted appliances and French doors opening onto the rear garden.

On the first floor there is the master bedroom with en-suite and lounge with Juliet balcony, both of which span the depth of the build. To the second floor there are two further, spacious bedrooms and the three-piece, family bathroom.

Externally there is a beautiful, enclosed, rear garden with gated access to the rear as well as off street parking to the front.

Tenure
The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.
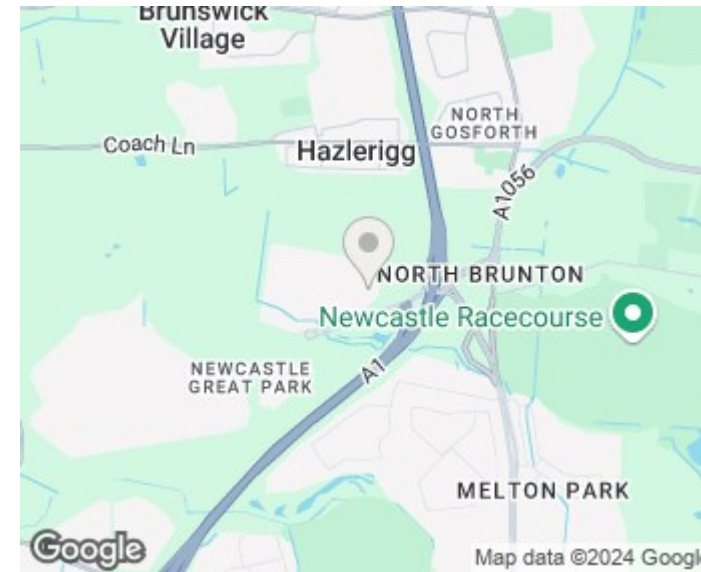
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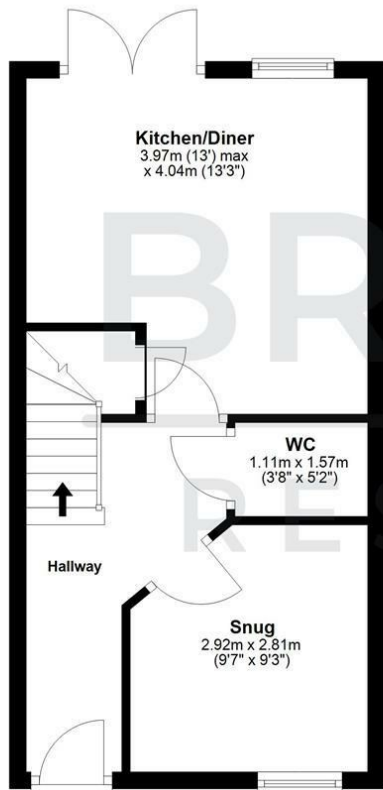
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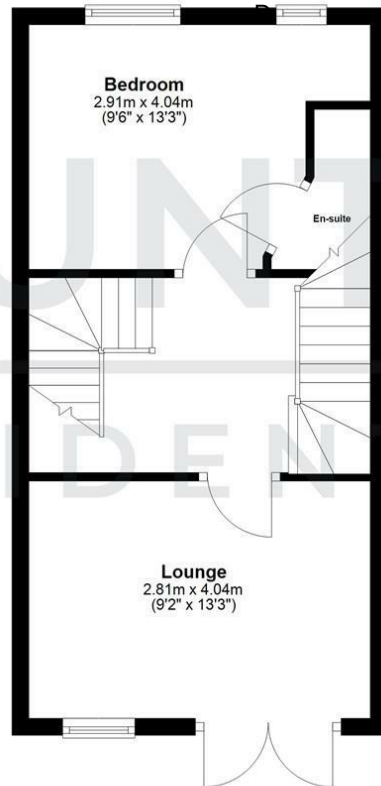**LOCAL AUTHORITY :**

COUNCIL TAX BAND : D

EPC RATING : B

SERVICES :

Ground Floor
Approx. 33.1 sq. metres (356.6 sq. feet)

Kitchen/Diner
3.97m (13') max
x 4.04m (13'3")

WC
1.11m x 1.57m
(3'8" x 5'2")

Hallway

Snug
2.92m x 2.81m
(9'7" x 9'3")

First Floor
Approx. 33.1 sq. metres (356.6 sq. feet)

Bedroom
2.91m x 4.04m
(9'6" x 13'3")

En-suite

Lounge
2.81m x 4.04m
(9'2" x 13'3")

Second Floor
Approx. 33.8 sq. metres (364.2 sq. feet)

Bedroom
2.92m (9'7") max
x 4.04m (13'3")

Bathroom
1.94m x 1.71m
(6'4" x 5'7")

Bedroom
3.52m x 4.04m
(11'7" x 13'3")

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	85	
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC