

BRUNTON

RESIDENTIAL



WILLOWBAY DRIVE, NEWCASTLE UPON TYNE, NE13

Offers Over £240,000

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THREE BEDROOM | TOWNHOUSE | GREAT LOCATION | NO ONWARD CHAIN

Brunton Residential are delighted to offer for sale this charming townhouse in the heart of Newcastle upon Tyne. The property features two reception rooms, three cosy bedrooms, a detached garage, and a rear garden.

Situated in the highly sought-after Great Park area, the property is ideal for families, with excellent nearby schools, including Brunton First School and Gosforth Academy. Residents can enjoy easy access to green spaces and walking trails, such as those at Havannah Nature Reserve, perfect for outdoor activities. The area offers convenient transport links, with the A1 nearby for commuters and regular bus services to Newcastle city centre. Local shops, cafes, and supermarkets are close by, and Kingston Park Retail Centre provides additional shopping and dining options.



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Accommodation briefly comprises of an entrance hallway with access to the snug, a fantastic reception 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 ensuite and lounge with Juliet balcony, both of which span the depth of the build. To the second floor there are two further bedrooms and the three-piece, family bathroom that has been upgraded to have a fully tiled wall and the inclusion of a shower over the bath.

Externally there is a beautiful, enclosed, garden with gated access to the rear, opening onto the drive for off street parking and single detached garage.

Tenure

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



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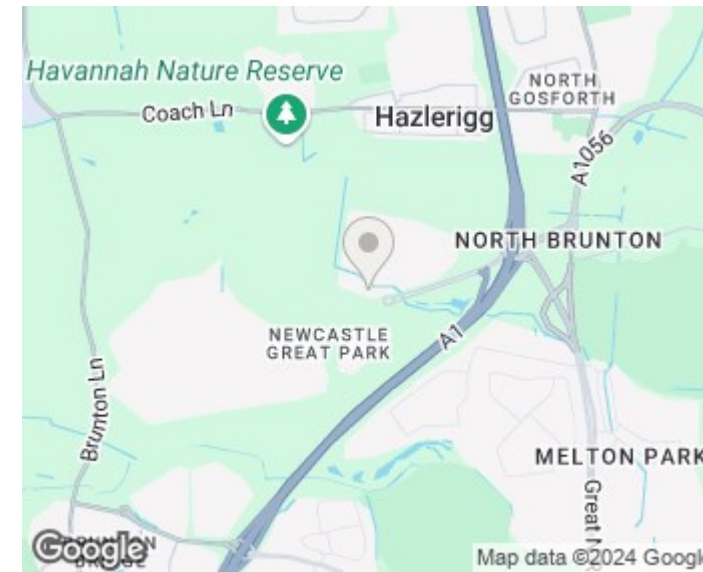
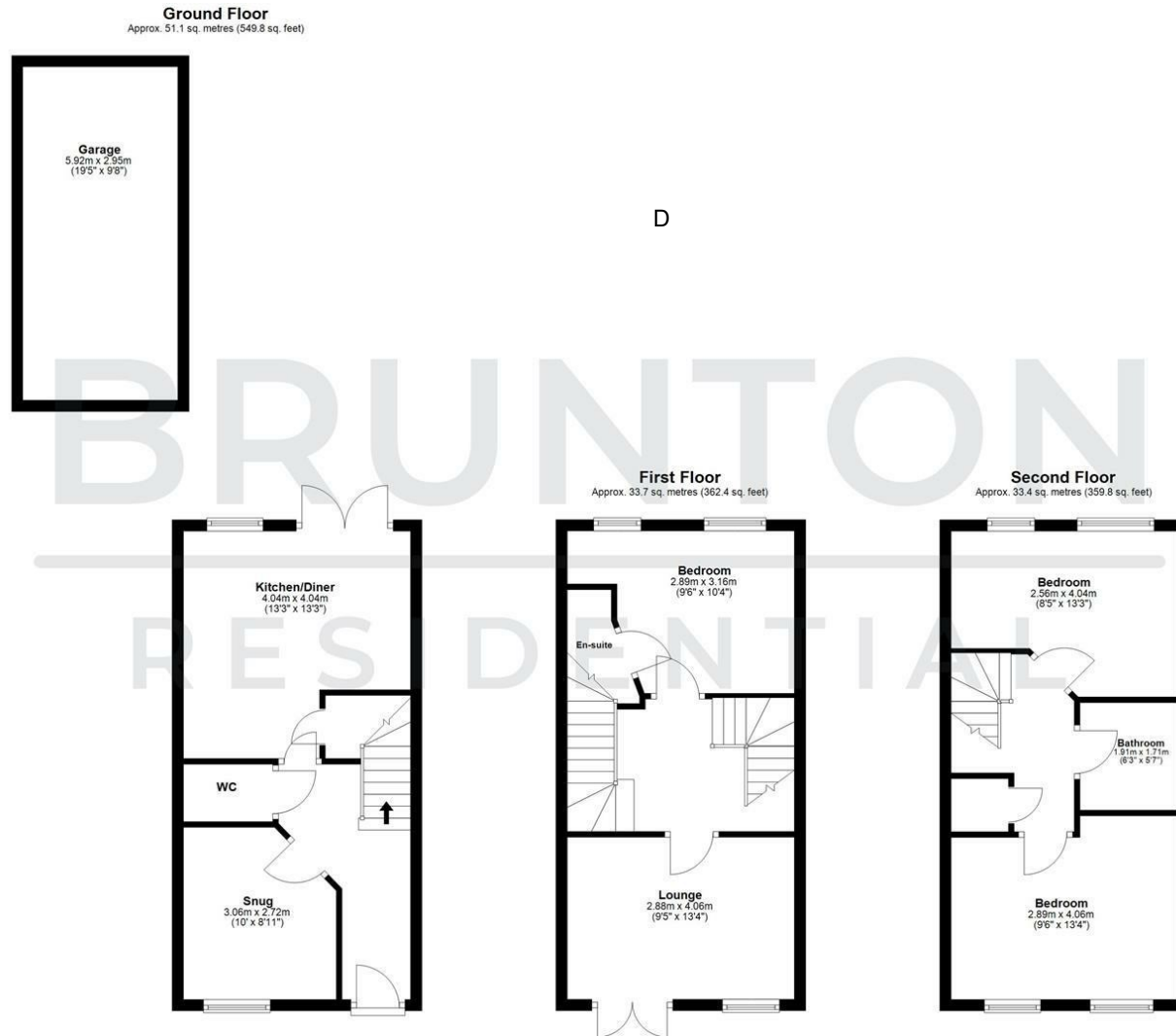
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : D

EPC RATING : B

SERVICES :



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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 (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	