

# BRUNTON

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## RESIDENTIAL



**BIDDLESTONE ROAD, NEWCASTLE UPON TYNE**

Offers Over £280,000



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### THREE BEDROOM | SOUGHT AFTER LOCATION | TERRACED HOME

Fantastic opportunity to buy this large three bedroom two reception house situated in the centre of Heaton on Biddlestone Road. The property is freehold and offers an excellent chance for those looking for a large family home in a great location within Heaton.

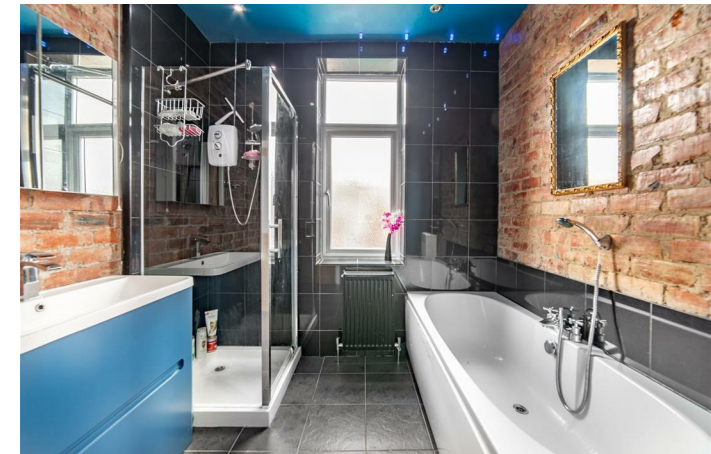
For more information and to book your viewing please call our team on 0191 236 8347.



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Situated in the heart of Heaton is this stunning three bed terraced family home, briefly comprising; entrance hallway, lounge with walk in bay opening onto the dining area with French doors into the rear garden. Kitchen with ample work surface area as well as further garden access.

Off the landing to the first floor, with storage, there are three well proportioned bedrooms and the four piece family bathroom with stand alone shower.

Externally there is a small easy to maintain garden to the front and a low maintenance rear garden with Indian sandstone slabs with external store.

### Tenure

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

Council Tax Band A





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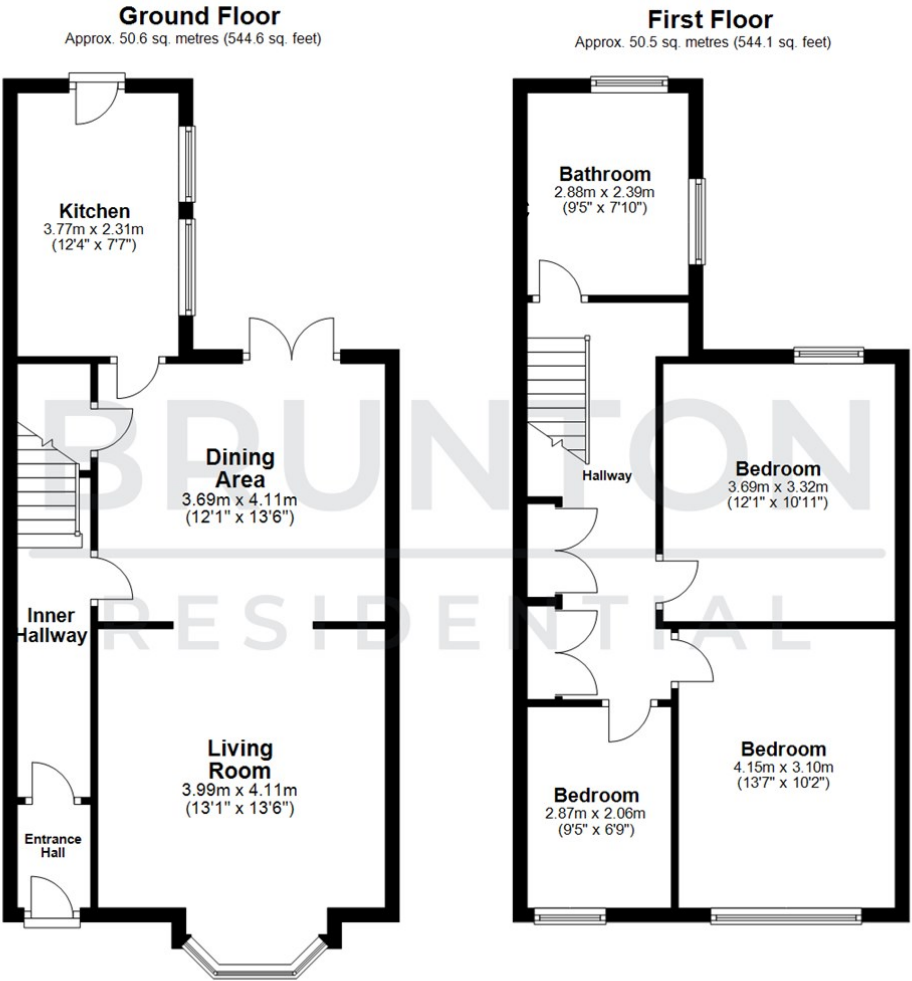
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TENURE : Freehold

LOCAL AUTHORITY :

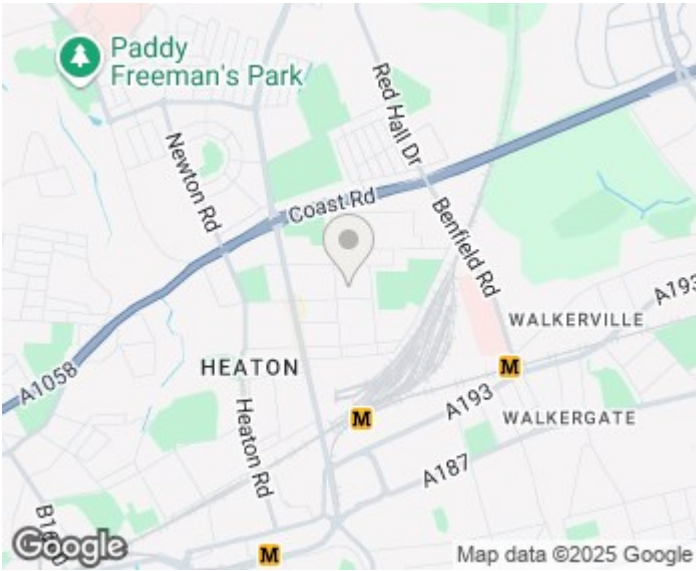
COUNCIL TAX BAND : C

EPC RATING :



Total area: approx. 101.1 sq. metres (1088.7 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		
(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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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EU Directive 2002/91/EC		