

BRUNTON

RESIDENTIAL



CROSSLANDS COURT, NEWCASTLE UPON TYNE, NE5

£170,000

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END OF CUL DE SAC - PERFECT STARTER HOME - TWO DOUBLE BEDROOMS

Brunton Residential are delighted to offer this excellent semi-detached home located on Crossland Court in Westerhope. The property is well presented throughout offering spacious living with a private garden to the rear. A secluded corner spot provides extra off-street parking and added privacy from the rest of the development. For more information and to book your viewing please call our team on 0191 236 8347.

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Accommodation includes; A hallway with access to downstairs WC. There is a breakfasting kitchen offering wall and floor units, coordinated work surfaces and some fitted appliances. To the rear of the property is a full-width lounge with plenty of natural light from the French doors opening out onto the garden.

To the first floor are two well-sized double bedrooms both spanning the width of the property and a stylish three piece family bathroom with shower over the bath.

Externally, there is a town garden to the front as well as a parking space providing off-street parking. To the rear and side there is a fantastic sized garden laid mainly to lawn with paved & gravelled areas and fenced boundaries.

Tenure

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

Council Tax Band B



BRUNTON

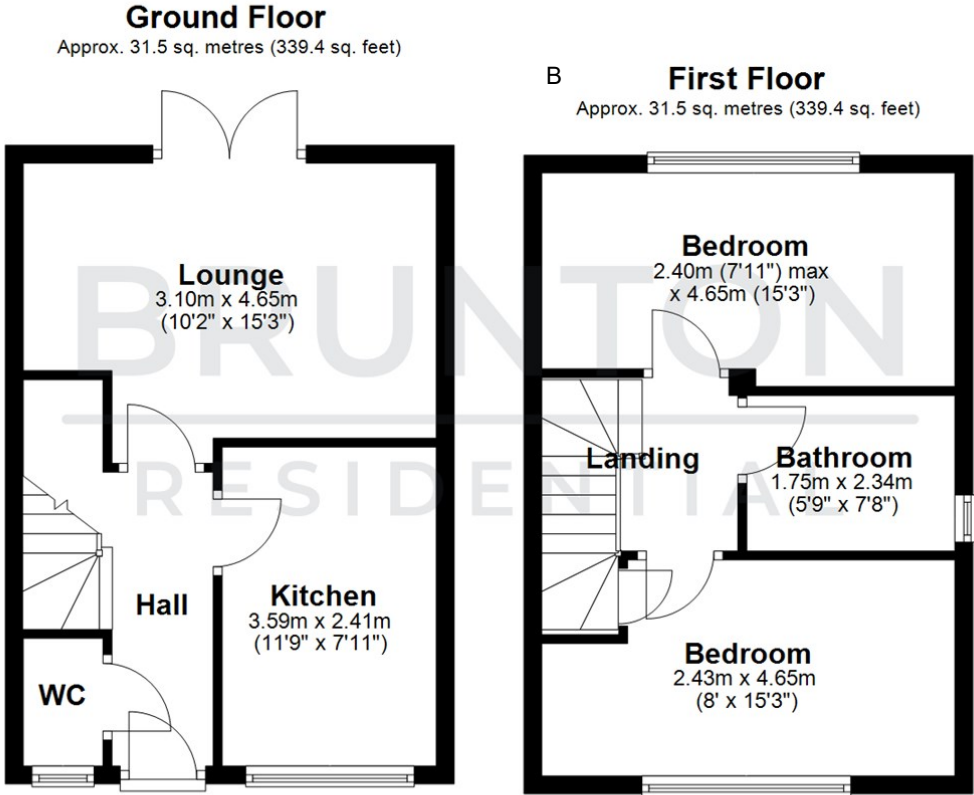
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TENURE : Leasehold

LOCAL AUTHORITY :

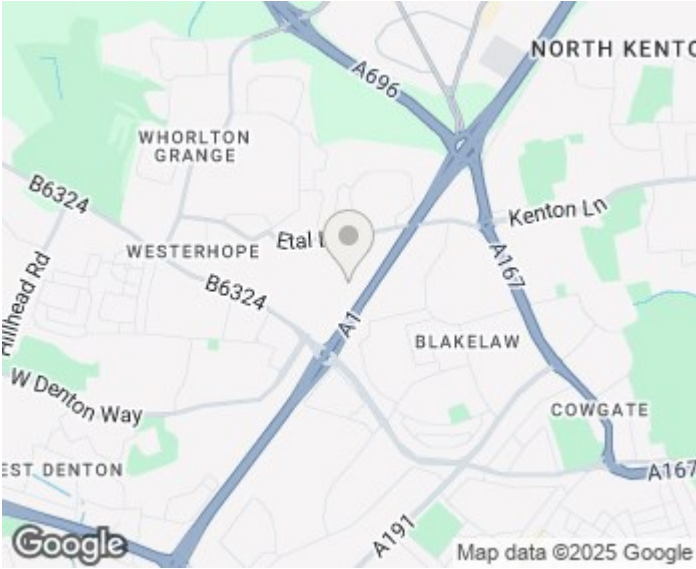
COUNCIL TAX BAND : B

EPC RATING :



Total area: approx. 63.1 sq. metres (678.7 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		
EU Directive 2002/91/EC		
England & Wales		

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		
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Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		