

BRUNTON

RESIDENTIAL



COLLIER GARDENS, HAVANNAH PARK, NE13

Offers Over £240,000

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THREE BEDROOMS | SEMI DETACHED | CUL-DE-SAC LOCATION

Brunton Residential are delighted to present for sale this modern semi-detached house located in the sought-after area Havannah Park estate with no onward chain. The property features three well-proportioned bedrooms, two bathrooms (including an en-suite), a delightful south-west facing rear garden, and off-street parking.

This home is situated in a well-connected area with excellent local amenities. including a range of nearby shops, supermarkets and schools with some excellent pubs and restaurants located in nearby Dinnington and Gosforth.

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Upon entering, you are greeted by an entrance hall, which leads to a spacious lounge. The lounge gives access to the kitchen/diner, which is situated at the rear of the property. The kitchen offers a range of wall and floor units with coordinated work surfaces, it features double doors that open out to the rear garden. The ground floor is completed by a convenient WC.

Moving upstairs to the first floor, you will find two well sized bedrooms, a bathroom fitted with a bath and wash basin.

On the second floor, there is a large master suite which comprises of a bedroom area, complete with dressing space and an en-suite featuring a shower and wash basin.

Externally, the property boasts a private rear garden to the rear laid mainly to artificial lawn with paved area while to the front is a small town garden and a double driveway providing off-street parking with EV charger..



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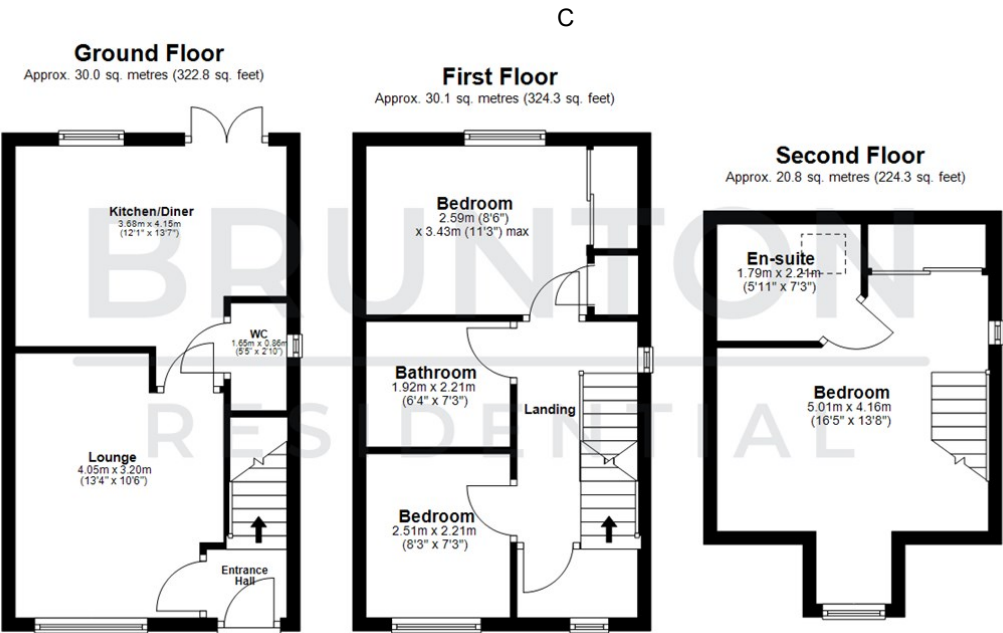
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : B



Total area: approx. 81.0 sq. metres (871.5 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		96
(92 plus) A	84	
(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 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	