

# BRUNTON

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## RESIDENTIAL



**MACKLEY COURT, EAST BENTON RISE, NE28**

**Offers Over £149,000**



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### TWO BEDROOM | SECOND FLOOR FLAT | GREAT LOCATION

Brunton Residential are delighted to welcome to the market this second floor flat in Wallsend, with two well appointed bedrooms with modern kitchen and bathroom. Currently let for £850pcm, this flat can be sold tenanted or vacant.

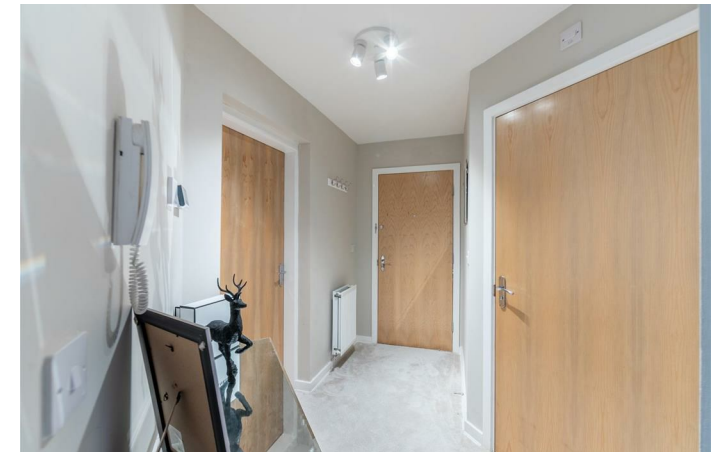
Located with easy access to local shops and amenities the property is also on the doorstep of the Rising Sun Country Park for outdoor activities. The property is close to local schools and excellent transport links, with the A19 and Coast Road nearby.



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Upon entering this second-floor flat, you are welcomed into an entrance hall, providing access to two well-appointed bedrooms, featuring carpeted flooring and built-in cupboards. The modern family bathroom is stylishly designed with tiled flooring and walls and is equipped with a bath, an overhead shower, and a wash basin.

To the left of the property, the hallway leads to a spacious open-plan lounge and kitchen area. The kitchen boasts sleek cabinetry, integrated appliances, and tiled flooring. The lounge area, with carpeted flooring, and double doors opening onto a small balcony.

Externally, the property benefits from off-street parking and is situated in a highly sought-after location.





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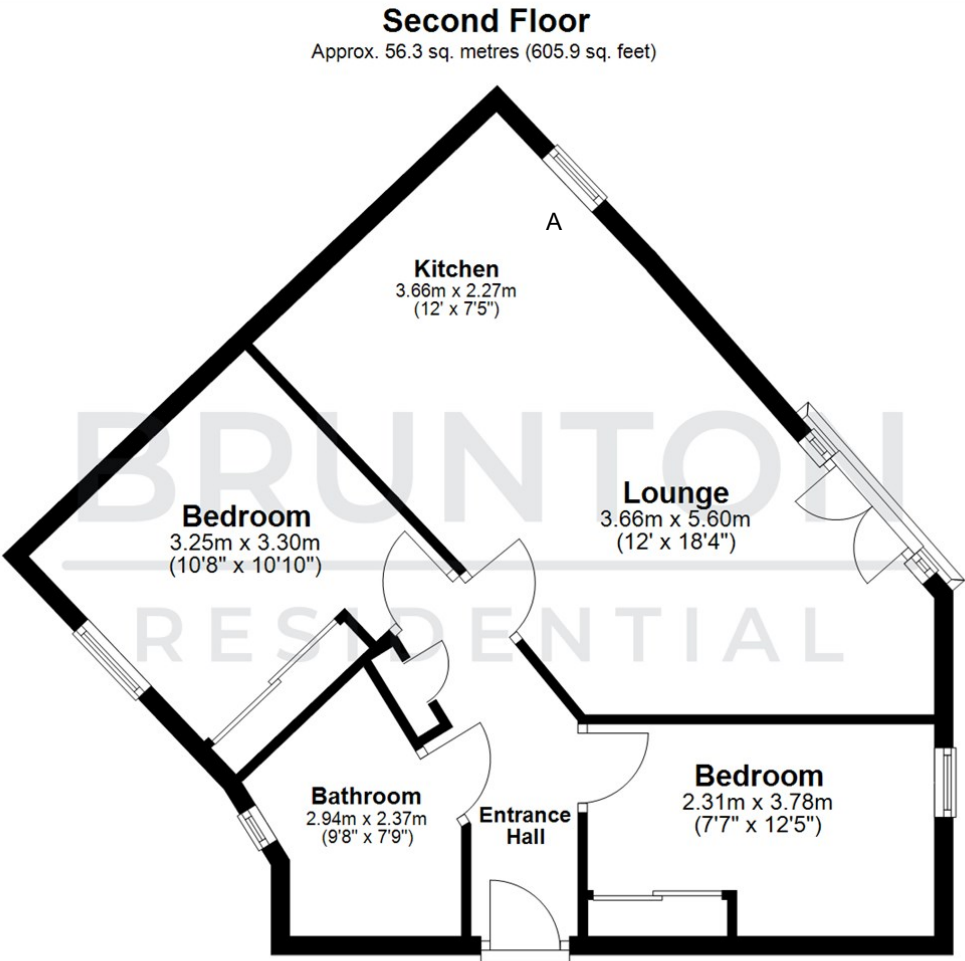
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TENURE : Leasehold

LOCAL AUTHORITY :

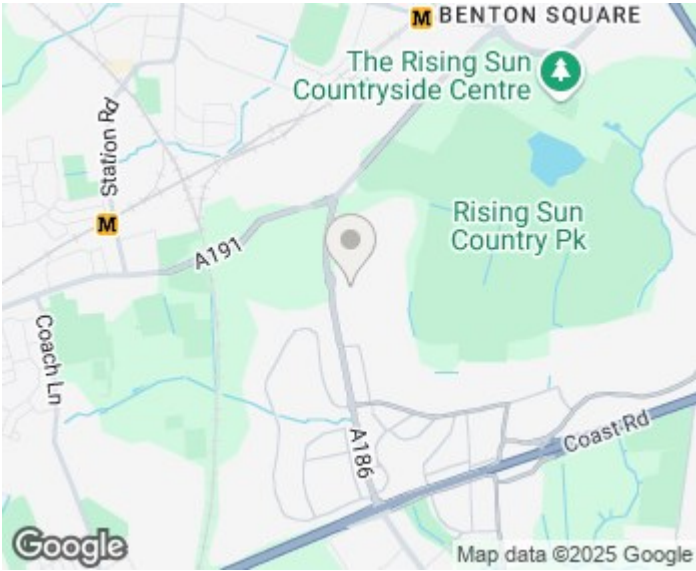
COUNCIL TAX BAND : A

EPC RATING : C



Total area: approx. 56.3 sq. metres (605.9 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		
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England & Wales	EU Directive 2002/91/EC	