

# BRUNTON

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## RESIDENTIAL



**CANTERBURY WAY, WOODLANDS PARK, NE13**

**Offers Over £275,000**



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FOUR BEDROOMS | TWO BATHROOMS | EXTENDED TO REAR

Brunton Residential are delighted to welcome to the market this extended four bedroom semi detached dormer bungalow in the heart of Woodlands Park with immaculate garden, double drive and the benefit of being freehold.

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



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Situated on Canterbury Way is this stunning four bedroom bungalow that has been significantly and sympathetically extended to allow an expansive living spaces and multiple bedrooms. Briefly comprising; spacious entrance hallway that flows onto the extended breakfasting kitchen with three French doors onto the rear garden, island and separate utility space

There are also two bedrooms, the family shower room with double walk in shower and lovely lounge with further access into the garden.

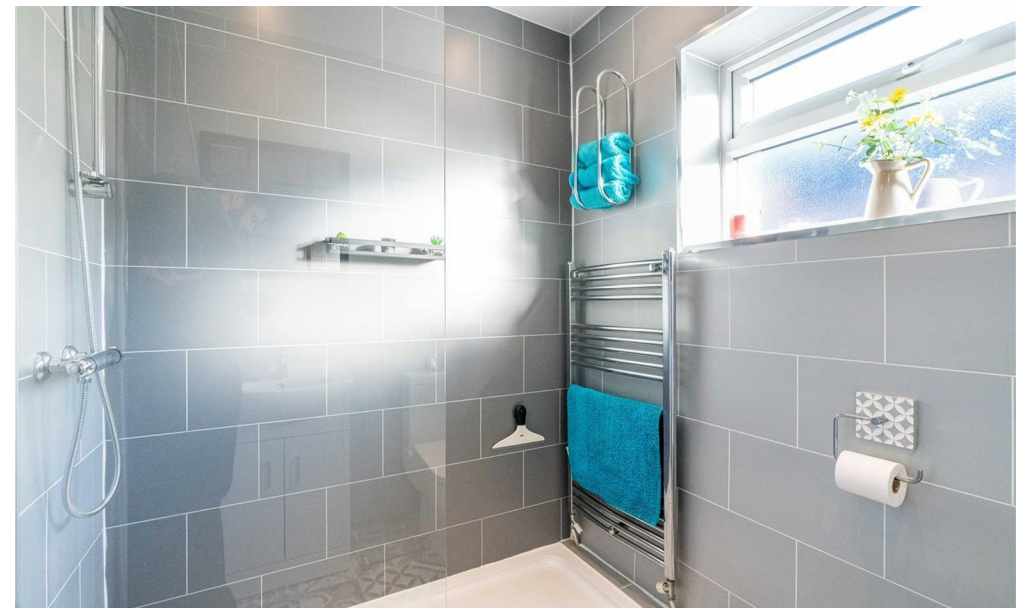
To the first floor there are two further double bedroom with an office/snug space and a three piece bathroom with shower over the bath.

Externally there is a double width drive to the front offering off street parking for multiple vehicles and alongside a small artificial lawned area. To the rear is a stunning low maintenance garden with multiple decked areas, ideal for alfresco entertaining.

### Tenure

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

Council Tax Band B





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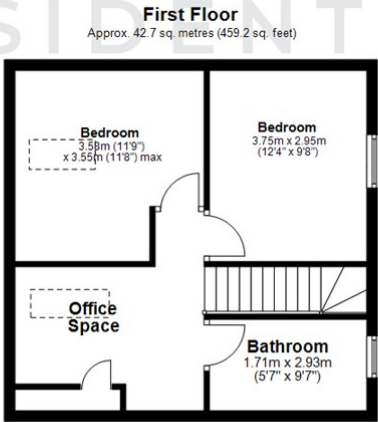
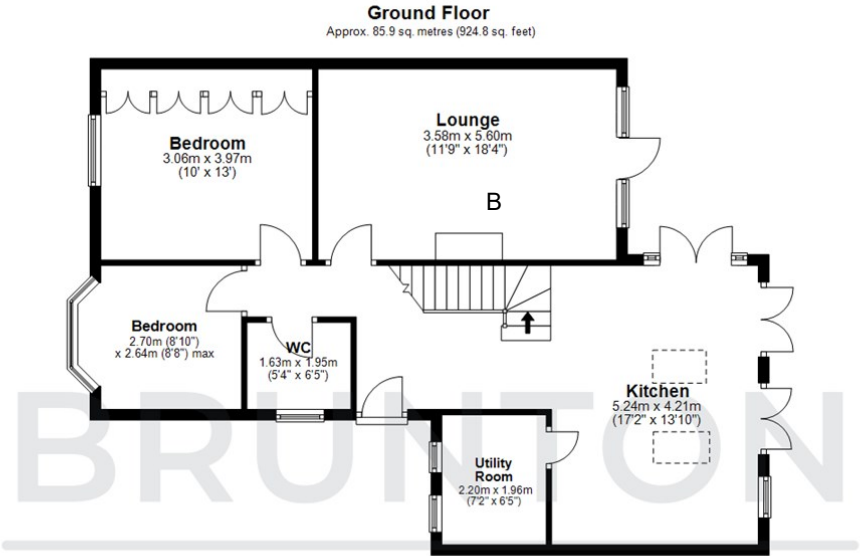
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

EPC RATING : C



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) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	