

BRUNTON
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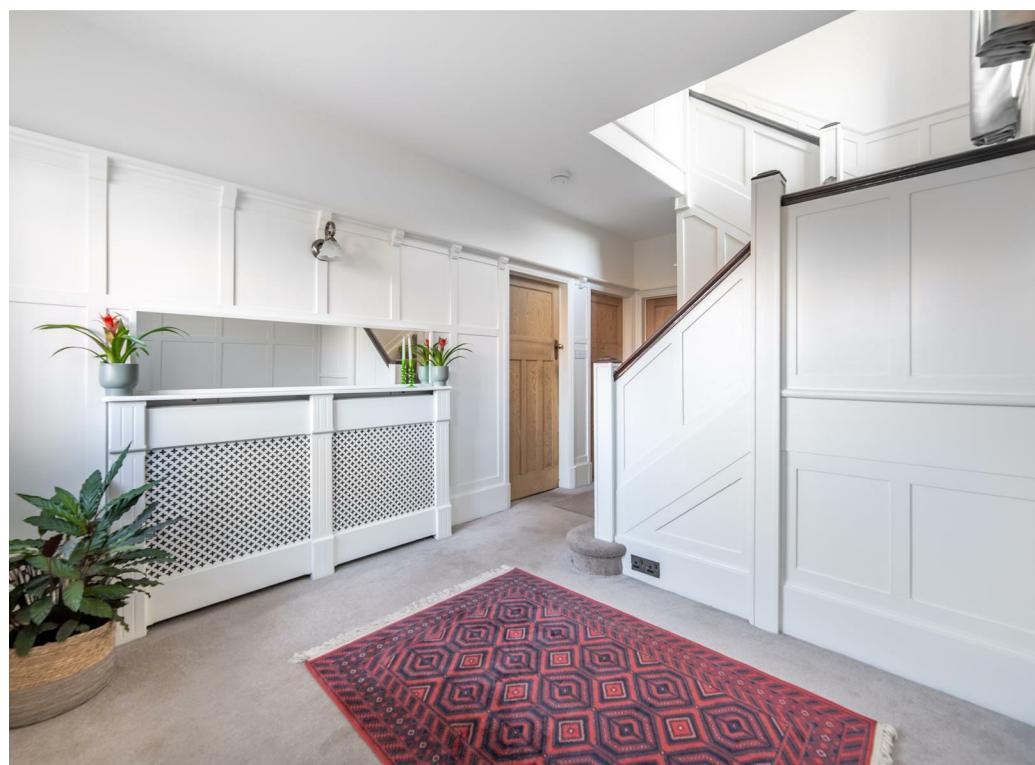


POLWARTH CRESCENT, BRUNTON PARK, NE3

Offers Over £395,000

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Brunton Residential are pleased to welcome to the market this larger 1930's style semi detached family home on Polwarth Crescent within the sought after Brunton Park with extended kitchen, off street parking and the benefit of having no forward chain.

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Situated on the sought after Polwarth Crescent within Brunton Park is this stunning 1930's style semi detached family home, briefly comprising; spacious entrance hallway with original 1930's panelling and under stair store, lounge with feature fireplace and walk in bay, dining room with sliding doors onto the rear garden. The kitchen had been extended sideways to allow a larger breakfasting area and the current owners have also added a ground floor WC for extra convenience, the kitchen also provides access to the integral garage.

Off the landing to the first floor there are three well proportioned bedrooms, bedrooms one and three with walk in bays and the family two piece bathroom with shower over the bath with separate WC. The loft space is currently being used as storage area, with heating and lighting and has drop down ladders for access with provisions to add a stairwell should you wish to further develop this useful space.

Externally there is a drive offering off street parking to the front leading to the garage alongside a small easy to manage garden. To the rear there is a West facing garden with patio area, an ideal space 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 D



BRUNTON

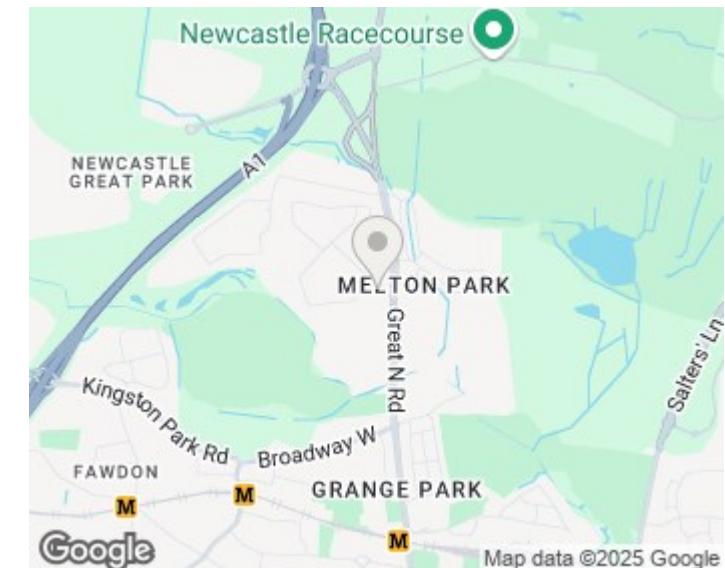
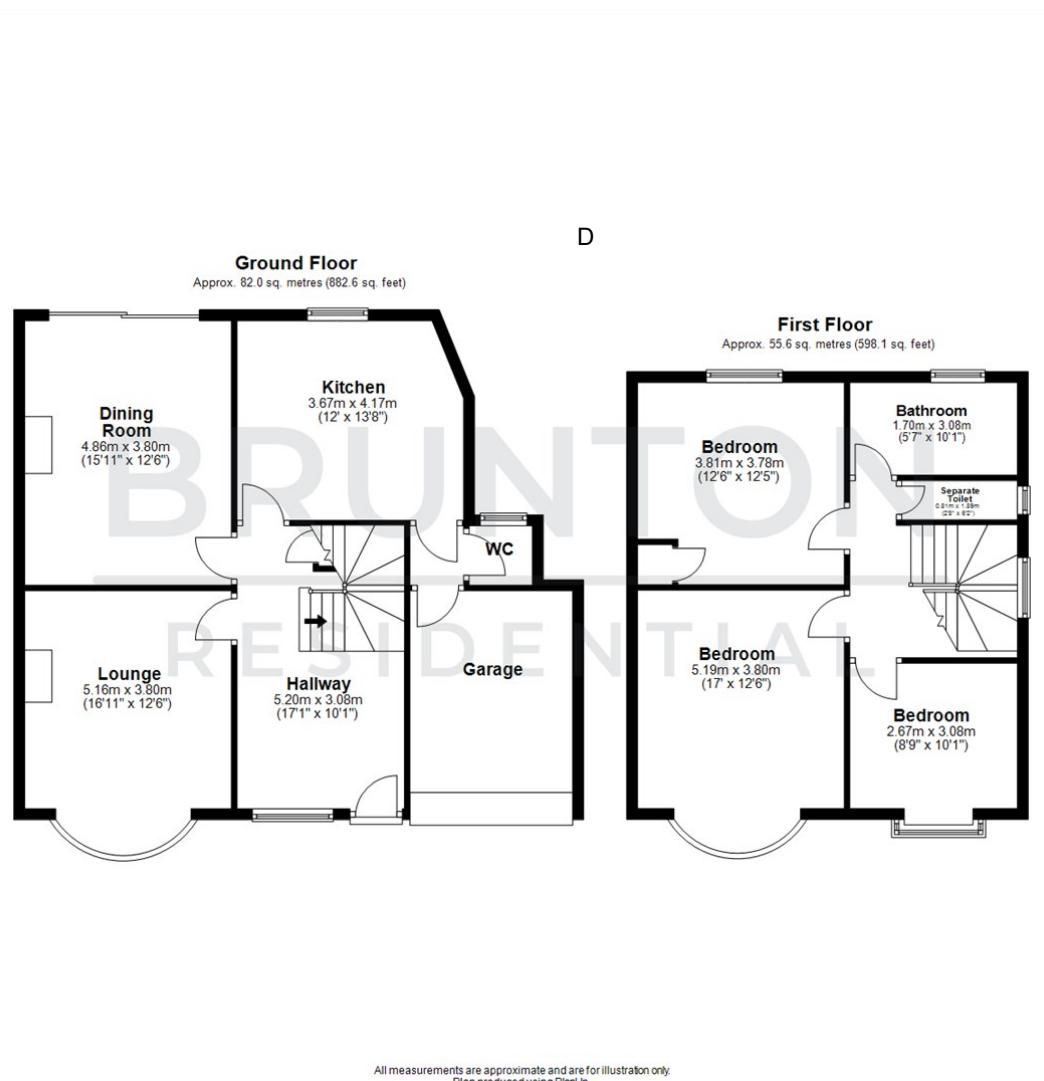
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : D

EPC RATING : D



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 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	