

BRUNTON
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BRAMBLE WAY, GREAT PARK, NE13

£244,950

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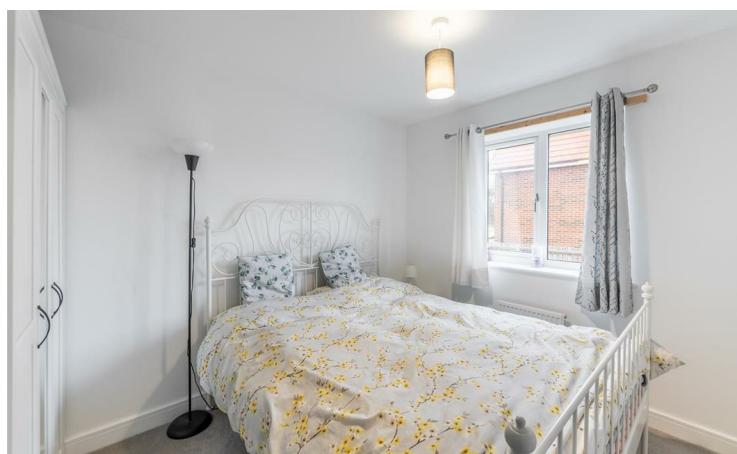


A delightful semi-detached home, situated on Bramble Way within Great Park, Newcastle upon Tyne. This property offers three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. The property enjoys a rear garden and an open-plan kitchen/diner.

Well-positioned within Newcastle upon Tyne, this home benefits from excellent access to local amenities, schools, and transport links, ensuring easy commutes to nearby towns and cities.

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Upon entering, you are welcomed into a hallway that leads to a well-sized lounge at the front of the property. From here, there is a well-appointed kitchen/diner at the rear, which overlooks the garden and features double doors that open directly onto the outdoor space. The kitchen itself offers a range of wall and floor units providing ample storage with coordinated work surfaces, as well as integrated appliances. A convenient WC completes the ground floor.

Upstairs, the first floor hosts three well-proportioned bedrooms, including two comfortable doubles and along with a third room or home office. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom, fitted with a bath, overhead shower, and wash basin.

Externally, the front of the property features an easy-to-maintain lawned area with shrubs, while the rear enjoys a spacious garden laid to lawn, complete with a paved seating area and enclosed by fencing.



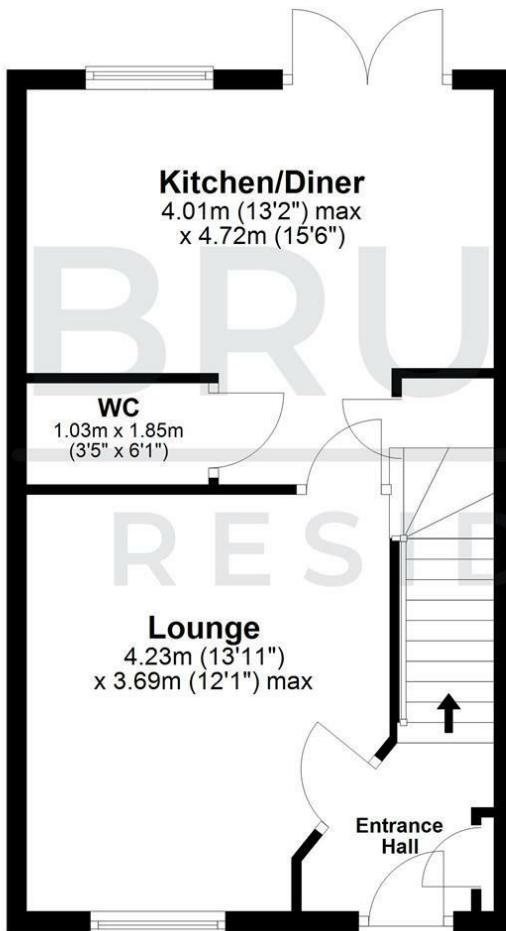
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TENURE : Freehold

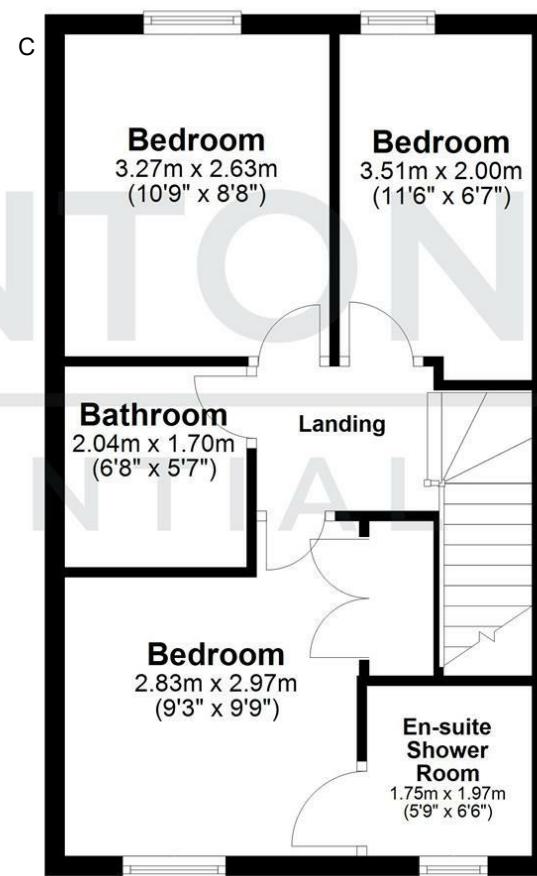
Ground Floor

Approx. 39.9 sq. metres (425.0 sq. feet)



First Floor

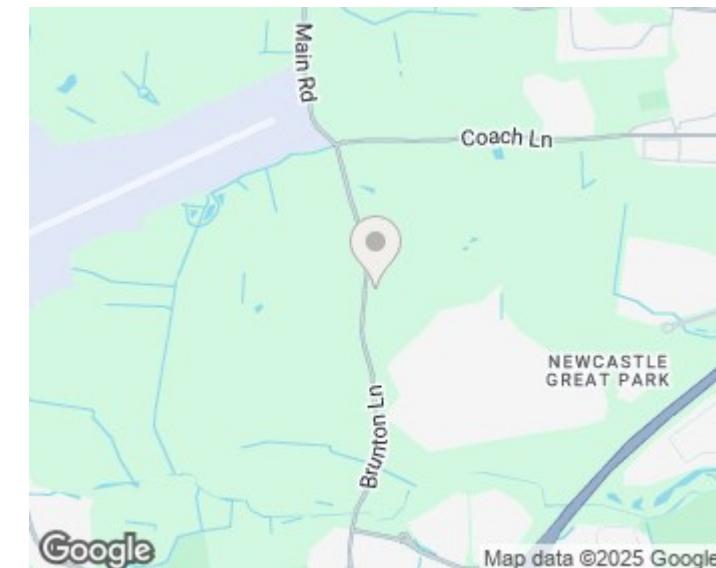
Approx. 39.8 sq. metres (428.3 sq. feet)



LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : C

EPC RATING : B



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 94 | |
| (81-91) B | 84 | |
| (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 | | |