

# BRUNTON

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## RESIDENTIAL



**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

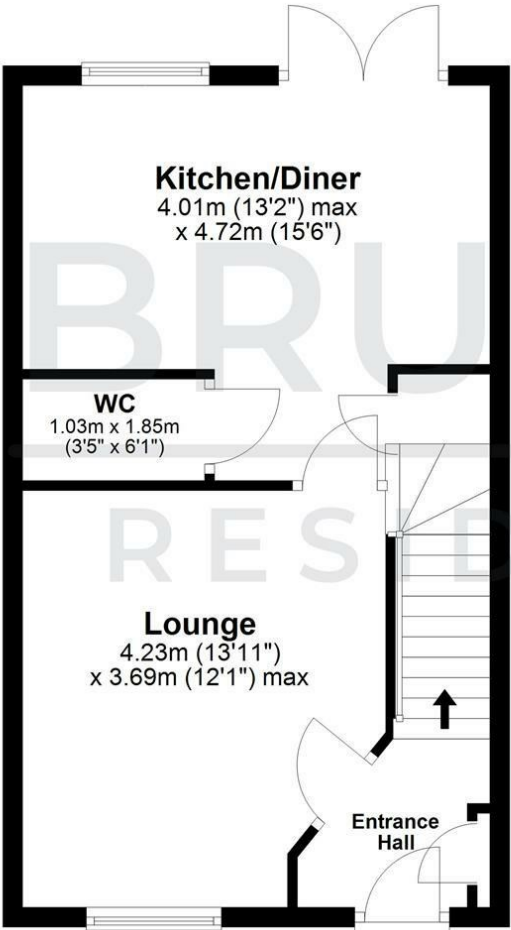
LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : C

EPC RATING : B

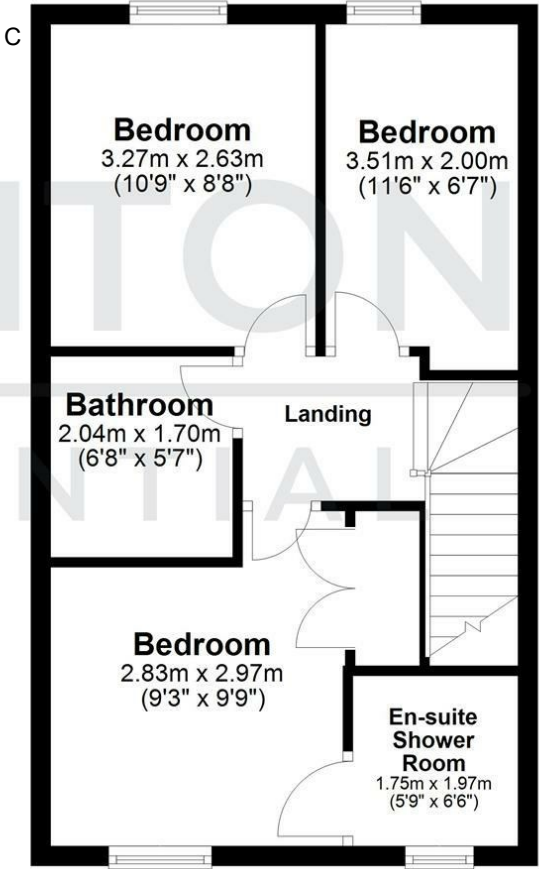
### Ground Floor

Approx. 39.5 sq. metres (425.0 sq. feet)



### First Floor

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



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 <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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	