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SWALLOW DRIVE, HOLYSTONE, NE27

Offers Over £230,000

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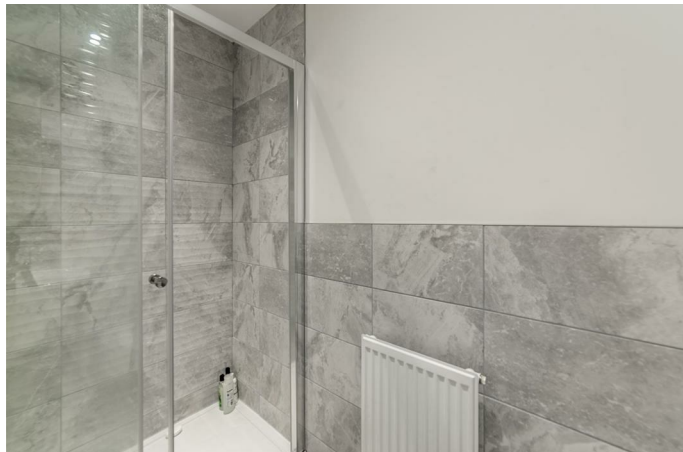


Brunton Residential is delighted to offer for sale this well presented, three-bedroom, semi-detached house in the sought-after Swallow Drive, Newcastle Upon Tyne. With a generous reception rooms, three cosy bedrooms, and two bathrooms, this home provides ample space for the whole family.

Situated in the quiet area of Holystone, this property is close to well-regarded schools like Holystone Primary and Longbenton High. Green spaces such as Rising Sun Country Park and Paddy Freeman's Park are nearby. Excellent transport links via the Palmersville Metro which is within walking distance, bus services, and the A19 and A1 motorways ensure easy access to Newcastle city centre and beyond.

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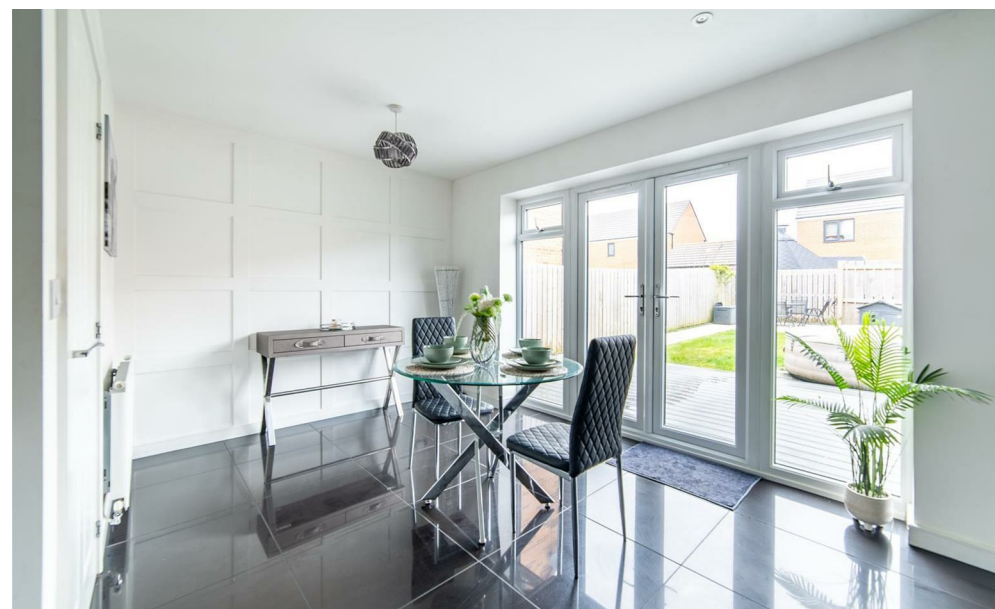
Upon entering you are welcomed by a porch with access to the downstairs WC and the lounge. The living area is a generous space with a large window to the front of the property, allowing the natural light to fill the room. To the rear of the ground floor is the kitchen diner with ample storage and surface area alongside integrated appliances. There are French doors leading from the kitchen to the rear garden.

On the first floor there are three well proportioned bedrooms, bedroom one benefits from an en-suite. From the landing there is access to a handy storage cupboard. The family bathroom provides a bath, WC and basin for the whole family.

Externally there is a small, easy to maintain garden to the front and an enclosed rear garden made up of mainly lawn and a decking area.

Tenure

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



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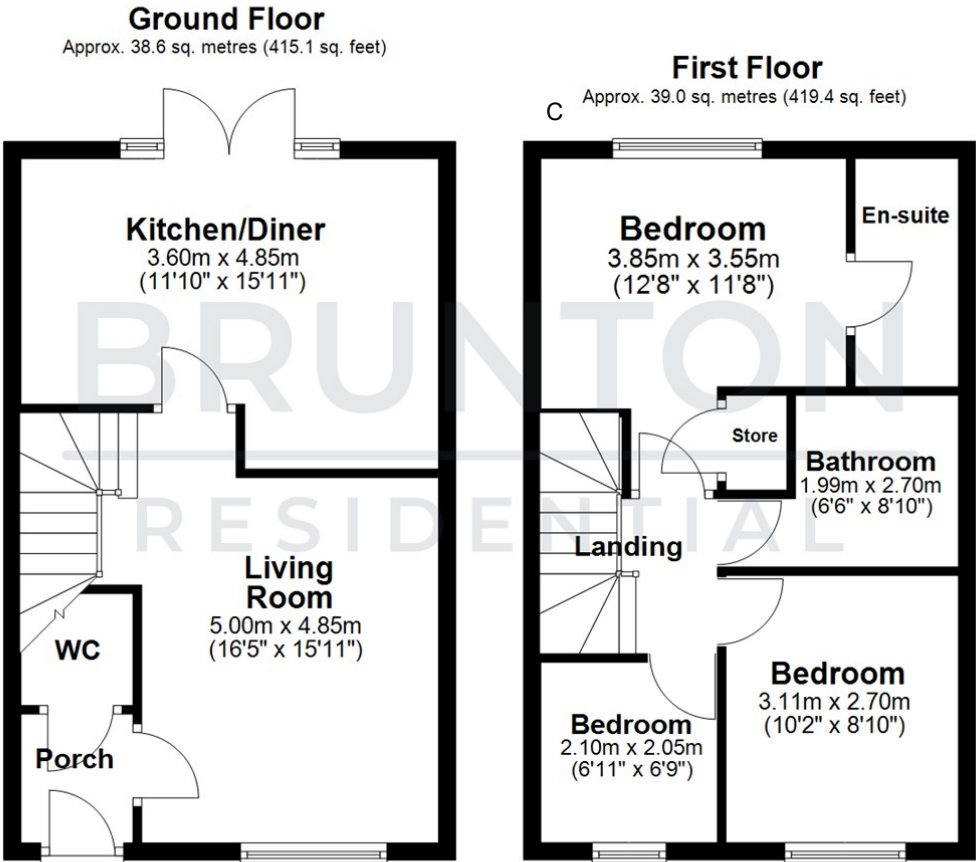
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : B



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A	83	
(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	