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FALLOW PARK, WALLSEND, NE28

Offers Over £250,000

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THREE BEDROOM | SEMI-DETACHED | DESIRABLE LOCATION

Brunton Residential are pleased to welcome to market this three-bedroom semi-detached property, located within Fallow Park Newcastle Upon Tyne.

This property features three well-sized bedrooms, with the principal bedroom benefiting from an en suite shower room. This property also features a generous lounge, an enclosed rear garden, and a driveway leading to the integral garage, offering off-street parking.

Situated in newly developed East Benton Rise area, this property offers easy access to local shops, schools, and good transport links to Newcastle and beyond.

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Upon entering, you are welcomed into an entrance hall with wood-effect flooring throughout and a front aspect window overlooking the front of the property. From here, you have access into an inner hallway with stairs leading to the first floor landing and access into the ground floor WC. The hallway gives access into the kitchen/diner situated at the rear, featuring wall and floor units, granite worktop surfaces, integrated appliances such as an oven, hob and extractor fan. The kitchen also has a window overlooking the rear garden, an understair storage unit and ample space for a dining table with French doors leading outside.

Upstairs, the landing gives access to three good-sized bedroom, with the the principal benefiting from an en suite shower room. The remaining rooms are served by a family bathroom complete with a bath, overhead shower, washbasin, WC and parquet flooring. There are also two storage units on the landing.

Externally, to the front, is a driveway leading to an attached garage, which offers off-street parking or extra storage space. To the rear is an enclosed rear garden mainly laid to lawn with a paved patio area.



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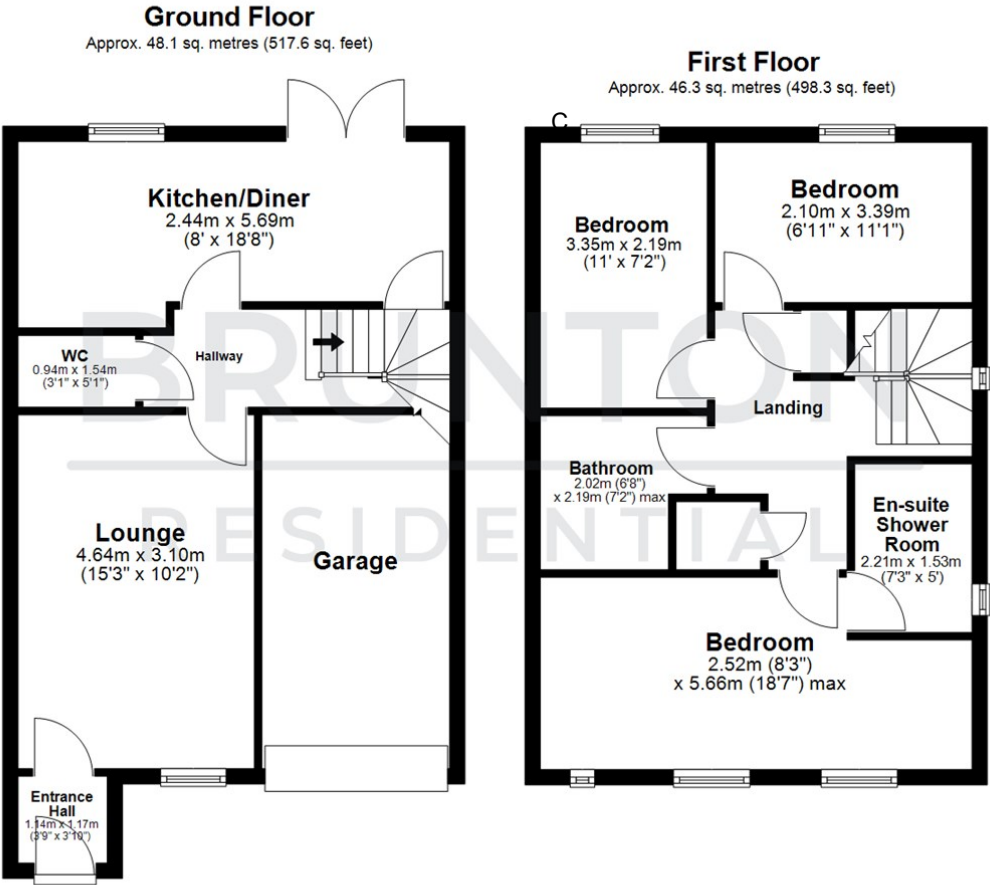
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TENURE : Freehold

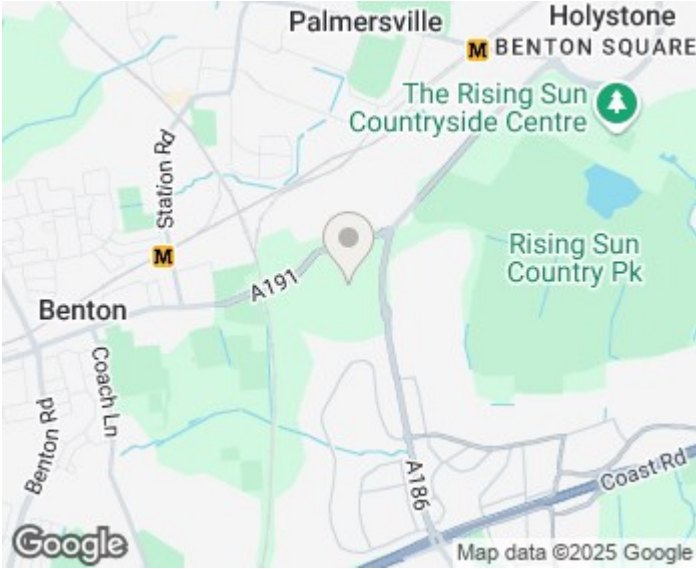
LOCAL AUTHORITY :

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		95
(92 plus) A		
(81-91) B	83	
(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	