

# BRUNTON

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## RESIDENTIAL



**WATSON ROAD, CALLERTON, NE5**

**Offers Over £200,000**



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## TWO BEDROOMS – SEMI-DETACHED – NO FORWARD CHAIN

Brunton Residential are delighted to offer for sale this well-presented two-bedroom semi-detached home on Watson Road in Callerton, Newcastle Upon Tyne.

The property offers two well-proportioned bedrooms, a spacious lounge, and a well-appointed bathroom. Further highlights include off-street parking and a lovely enclosed rear garden.

Callerton is a popular residential area offering a semi-rural feel with easy access to local amenities, schools, and transport links into Newcastle city centre and surrounding areas.



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Upon entering, you're welcomed into an entrance hall with wood effect flooring and stairs leading to the first floor landing. Off the hallway, you have access to a well-equipped kitchen with a front aspect window, integrated appliances including an oven, hob, extractor fan and dishwasher as well as washing machine, and a range of floor and wall units. To the other side of the hallway is a WC, and at the end of the hallway, there is a spacious lounge diner spanning the width of the property featuring a storage cupboard and French doors leading out to the rear garden.

Upstairs on the first floor are two good-sized bedrooms, one featuring a built-in storage unit. A family bathroom serves both rooms and is equipped with a bath, overhead shower, washbasin, WC, and wood effect flooring.

Externally, to the rear, is an enclosed garden with a raised decked seating area, a paved seating area, and a lawned area with well-stocked borders with a double electric socket. To the front there is space for off-street parking, an EV charger and a further electric socket. The house is serviced by a fully maintained alarm system for added peace of mind.

### Tenure

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





# BRUNTON

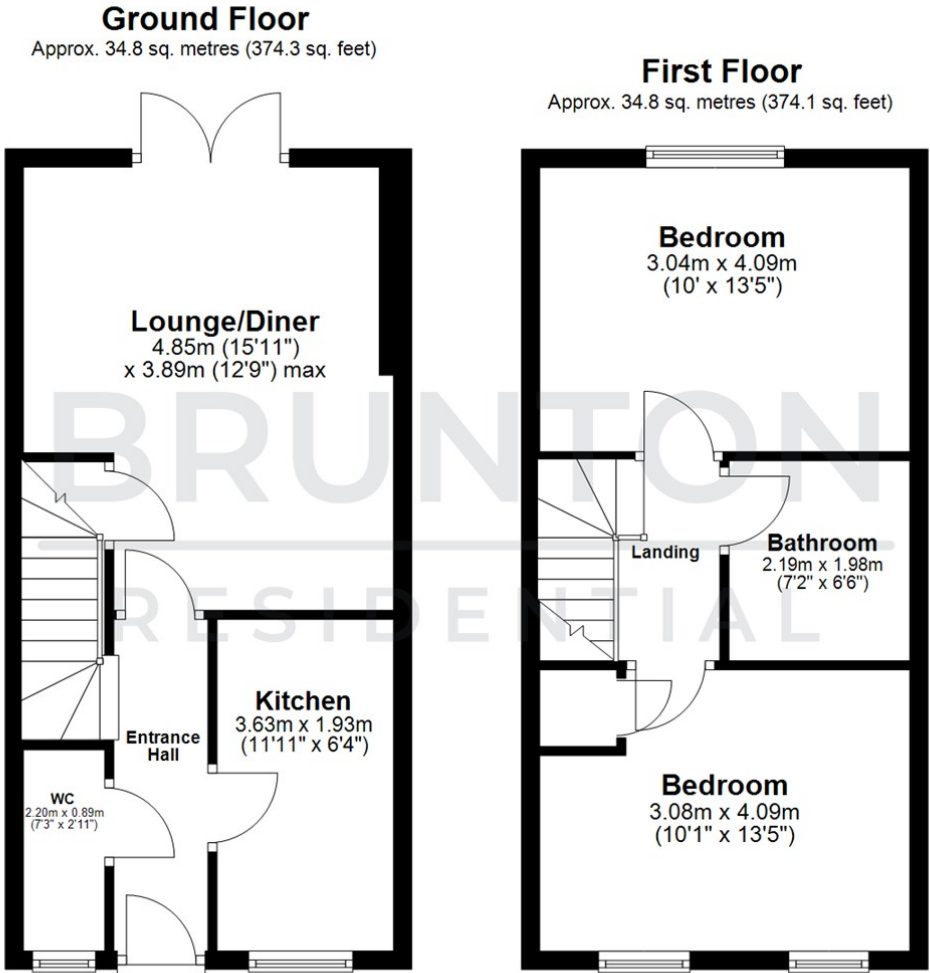
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : B

EPC RATING : B



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



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>96</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>		(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		