

BRUNTON

RESIDENTIAL



SHAWDON CLOSE, WESTERHOPE, NE5

£75,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



GROUND FLOOR FLAT - IDEAL FIRST TIME BUY - PRIVATE YARD

Brunton Residential are pleased to offer for sale this well-presented, 2 double bedroom ground floor flat, conveniently located on Shawdon Close, Westerhope. The property comes with a spacious living area, modern kitchen & bathroom and benefits from a private rear yard. Allocated parking is located in a communal car park and local bus routes are a short walk away,



BRUNTON

RESIDENTIAL

Upon entry, you are welcomed into an entry vestibule that, in turn, leads to a hallway. Straight down the hallway is a spacious lounge with French doors opening onto the rear garden.

Further along the hallway to the left is a well-equipped modern kitchen, as well as a bathroom with an overhead shower. There are two well-proportioned bedrooms, both benefiting from built-in cupboards.

The rear garden is enclosed and features a lovely decked patio area, perfect for outdoor relaxation.



BRUNTON

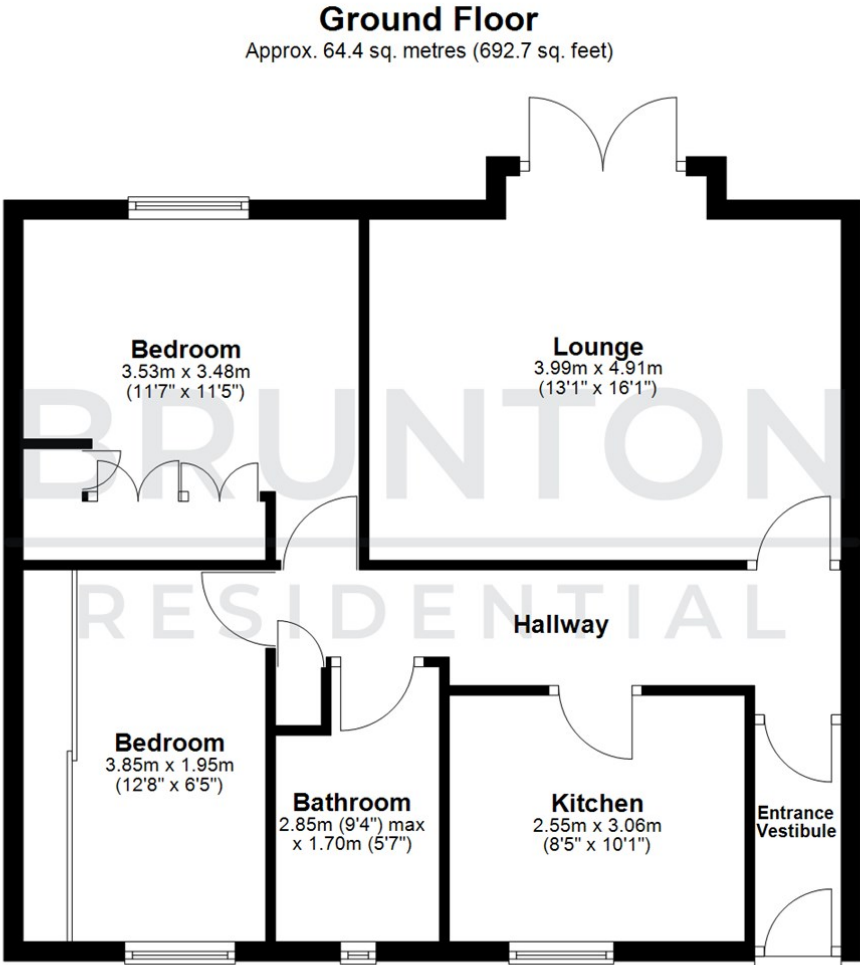
RESIDENTIAL

TENURE : Leasehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : A

EPC RATING : C



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	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	EU Directive 2002/91/EC