

BRUNTON

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OSPREY WALK, GREAT PARK, NE13

£215,000

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SEMI-DETACHED MODERN HOME - WELL PRESENTED THROUGHOUT - LOVELY REAR GARDENS - THREE PARKING SPACES

Brunton Residential are delighted to offer for sale this three-bedroom modern townhouse which is ideally located on Osprey Walk within Great Park. This fantastic home is presented to a very high standard throughout and would make for a perfect home for first time buyers.

Osprey Walk, which is tucked away at the side of the development, is perfectly positioned to provide easy access to everything Great Park has to offer, including local shops like Morrisons and a range of outstanding local schooling.

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The internal accommodation briefly comprises:
Entrance porch, lounge with window to front,
breakfasting kitchen with French door access to rear
gardens and an internal hallway with WC & staircase to
first floor.

The kitchen area provides a range of wall and floor units
along with co-ordinated work surfaces and some fitted
appliances. The first floor consists of two bedrooms of
equal size, both would fit a double bed with furniture
while a family bathroom is in between. The top floor
boasts a large master bedroom with ample storage.

Externally, there are gardens to the rear and pathway
access to the property and designated parking spaces to
the front. The rear garden is laid to lawn with patio and
pathway access to garden shed with fenced boundaries.



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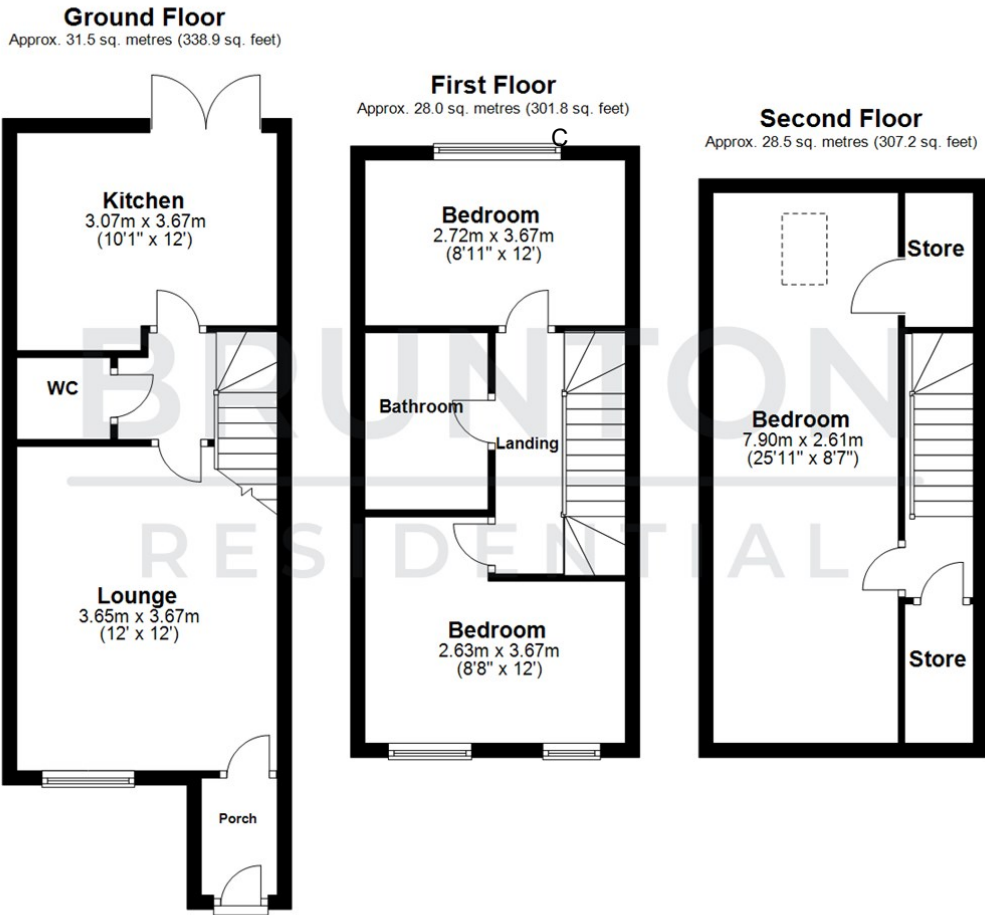
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TENURE : Freehold

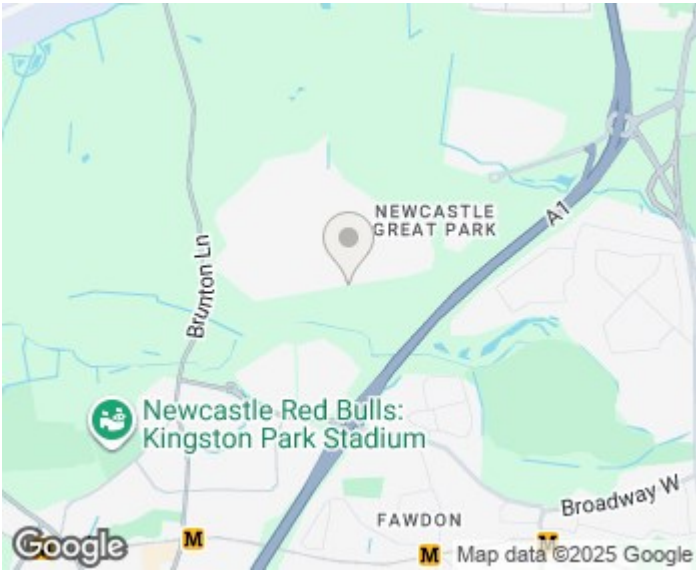
LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : C

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 | | 89 |
| (81-91) B | | |
| (69-80) C | 75 | |
| (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 | |