

# BRUNTON

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## RESIDENTIAL



**ROSEDEN WAY, GREAT PARK, NE13**

**£1,150 Per Month**



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THREE BEDROOMS | ALLOCATED OFF STREET PARKING | END TERRACED HOME

AVAILABLE NOW - £1,150 PCM - UNFURNISHED

Brunton Residential are delighted to welcome to the market this immaculately presented property located on Roseden Way within the ever popular Great Park. The 'Seaton' by Persimmon Homes, it has three well sized bedrooms, gardens to the front and rear and allocated parking.

For more information and to book your viewing please call our team on 0191 236 8347.



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The accommodation briefly comprises of; entrance hall, lounge, breakfasting kitchen with access to rear gardens & a WC. The kitchen itself offers a range of wall and floor units with coordinated work surfaces and fitted appliances. The first floor consists of two bedrooms and a modern family bathroom while the top floor boasts a large master bedroom with ample storage and windows to the front and rear.

Externally there are gardens to the rear which have been laid to lawn with a paved area and has fenced boundaries. A driveway to the front provides off-street parking.

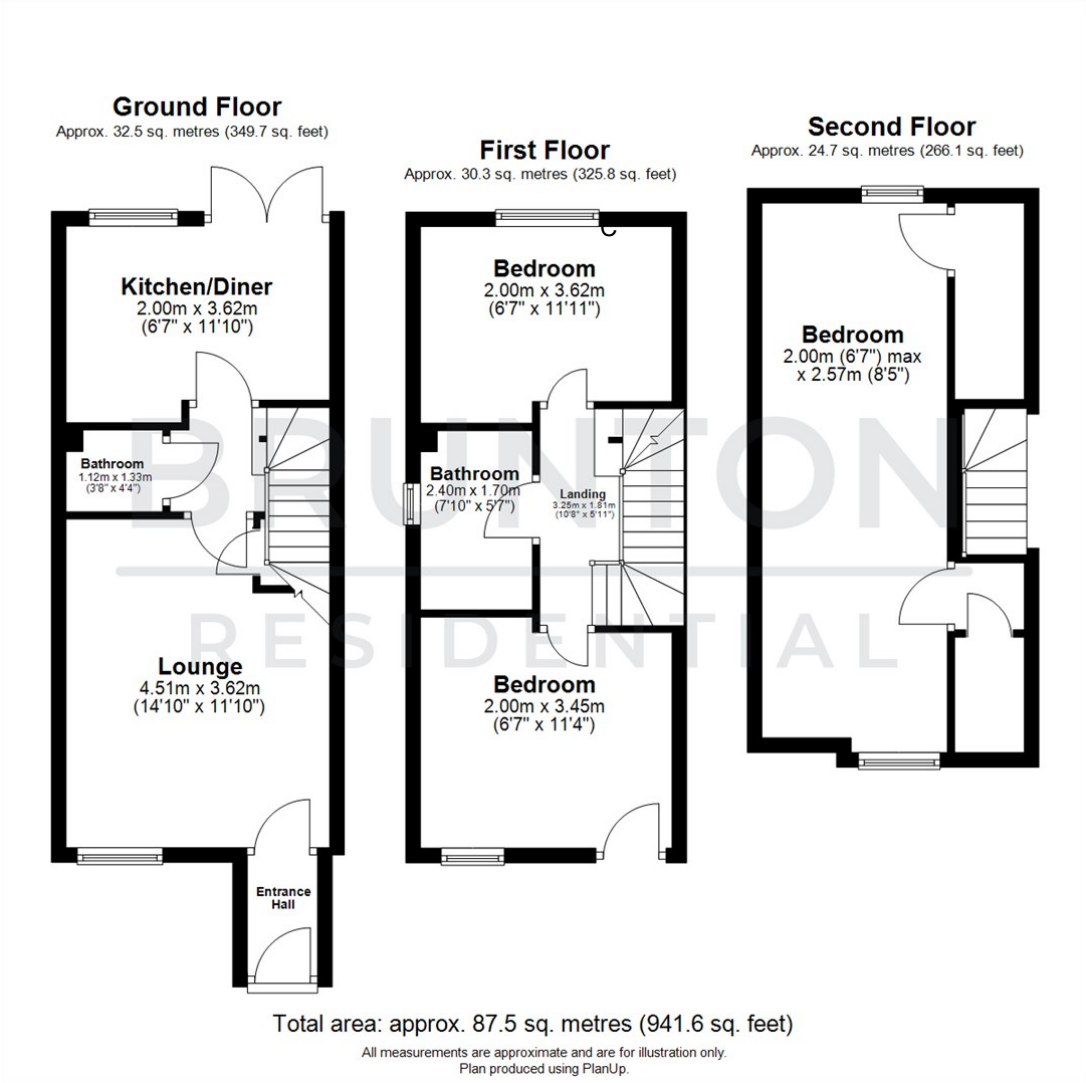
Great Park is situated to the North of Newcastle and offers easy access North and south via the A1, Newcastle City Centre, Newcastle Airport and Newcastle Racecourse.





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TENURE :

LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : B



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