

# BRUNTON

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## RESIDENTIAL



**OSPREY WALK, NEWCASTLE UPON TYNE**

**£1,100 PCM**



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**360 VIRTUAL TOUR - SEMI-DETACHED - £1100PCM - AVAILABLE 14/08/2025 -OPEN ASPECT  
TO FRONT - DOUBLE DRIVEWAY**

Brunton Residential are delighted to offer this three-bedroom semi-detached house located on Osprey Walk in Great Park. This fantastic home is in a sought after location on Great Park with two allocated parking spaces and furnished with white goods only.

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### 360 VIRTUAL TOUR - SEMI-DETACHED - OPEN ASPECT TO FRONT - DOUBLE DRIVEWAY

Brunton Residential are delighted to offer this three-bedroom semi-detached house located on Osprey Walk in Great Park. This fantastic home is in a sought-after location on Great Park with two allocated parking spaces and furnished with white goods only.

Internally, the property is bright, spacious and well presented with accommodation which briefly comprises: an entrance hallway, kitchen/breakfast room with integrated appliances, including a washing machine, fridge freezer, electric oven and hob and a dishwasher, to the rear of the property, a full-width lounge has French doors leading to the rear garden. There is also a ground floor WC and under stairs storage cupboard.

To the first floor, there is a main bedroom, two further bedrooms and a family bathroom WC.

Externally, there is a spacious lawned garden to the rear with a garden shed and fenced boundaries. To the front lies a small town garden with an added benefit of double parking.



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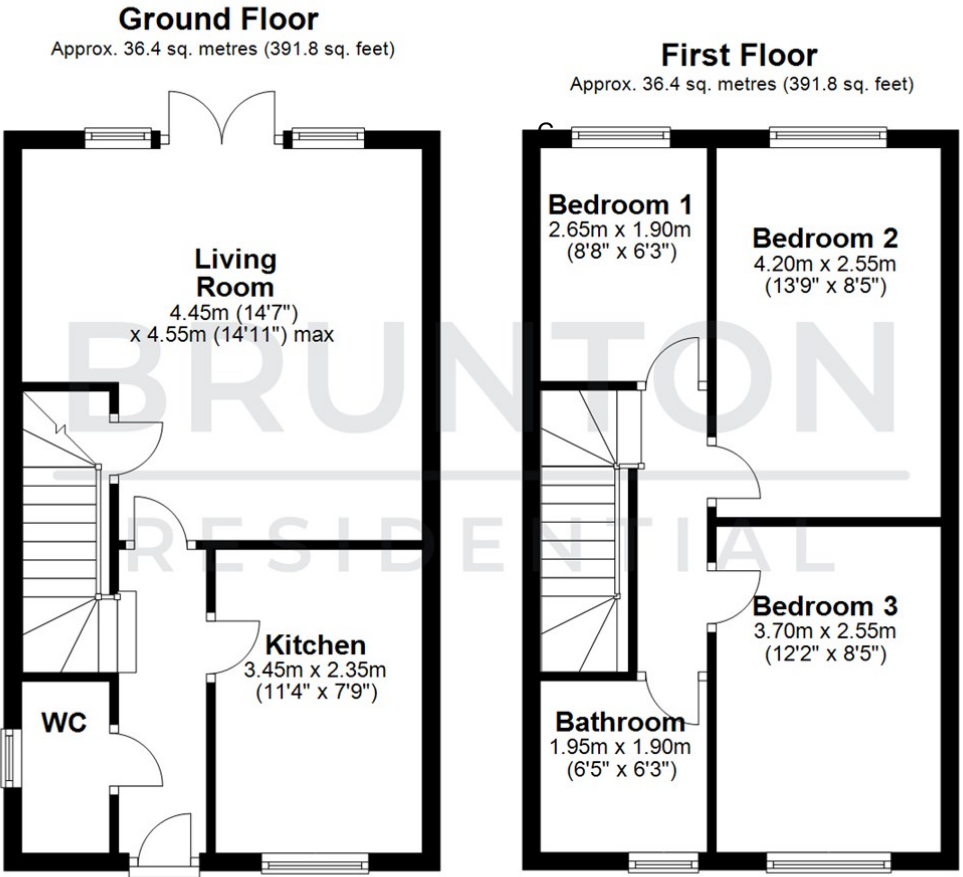
## RESIDENTIAL

TENURE :

LOCAL AUTHORITY :

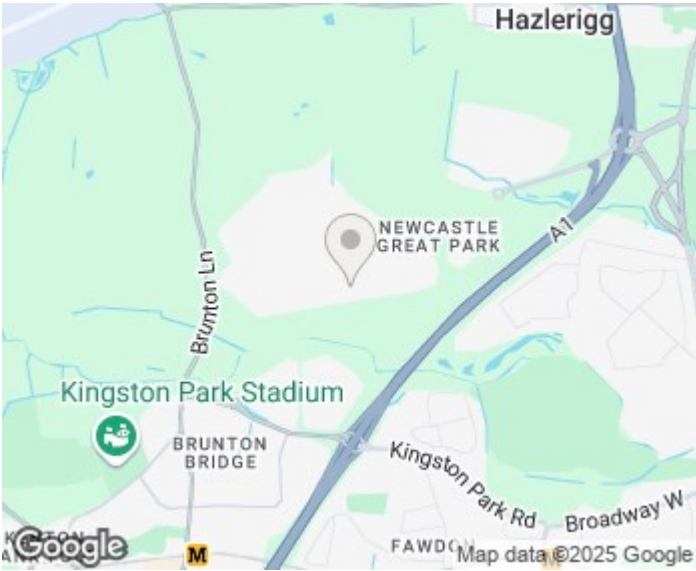
COUNCIL TAX BAND : C

EPC RATING : B



Total area: approx. 72.8 sq. metres (783.6 sq. feet)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A	83	
(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	

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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	