

BRUNTON

RESIDENTIAL



DAHLIA GROVE, GREAT PARK, NEWCASTLE UPON TYNE

£1,375 Per Month

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Brunton Residential are delighted to offer the Buttermere by Persimmon, a semi-detached home located on Dahlia Grove in The Maples, Great Park. Located within walking distance of two good schools, this is a very sought after location. This home benefits from a fully integrated kitchen including dishwasher, washing machine, fridge, freezer, double oven and induction hob with extractor hood. The master bedroom boasts an en-suite and the main bathroom is fitted with an electric shower. There is an integral garage and upstairs linen cupboard which provide great spaces for storage. To the rear there is a beautiful and spacious south-facing garden with an additional patio. To the front there is another lawn space and a two-car driveway.

This property is offered on a part-furnished basis. This includes:

Living room: Sofa, coffee table, side tables, sideboard

Kitchen: Dishwasher, washing machine, fridge, freezer, double oven, microwave, kettle, toaster, dining table with 4 chairs

Bedroom 1: Bedside tables

Bedroom 2: Small double bed with mattress, wardrobe

Bedroom 3: Storage unit, clothes rack

Don't miss out – call today to arrange your viewing or explore via our 360° virtual tour.



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TENURE :

LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : B

C



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		95	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	83		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC