

# BRUNTON

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## RESIDENTIAL



**HADDRICKS MILL ROAD, NEWCASTLE UPON TYNE, NE3**

**Offers Over £240,000**

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Stylish Semi-Detached Home Boasting a Wonderful Open Plan Kitchen/Diner & Living Room, Three Bedrooms Including One positioned to Ground Floor Level, plus Contemporary Family Bathroom and West Facing Rear Garden!

This excellent, semi-detached home is ideally positioned on Haddricks Mill Road, and is perfectly placed to provide easy access into South Gosforth, with its shops and amenities, including Sainsbury's Local, whilst also being only a short walk to South Gosforth Metro Station providing fantastic transport links into Newcastle City Centre.

The property is also positioned within walking distance to The Freeman Hospital, the beautiful Jesmond Dene and outstanding local schooling.

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The internal accommodation comprises: an entrance hallway which leads to a convenient storage cupboard and bathroom on the right, with a WC, wash basin and bath with a shower over.

To the left is a double bedroom facing the front aspect with a window looking out towards the dene. The hallway then leads out to an exceptional open-plan lounge, kitchen and dining space, flooded with natural light. The lounge area benefits from a bay window and a feature fireplace, as well as wooden flooring throughout.

The kitchen and dining area benefits from a range of fitted wall and base units, allowing for plenty of work space, as well as integral appliances and windows looking out over the rear of the property. From here, French doors also lead out to the rear garden, creating a seamless indoor-outdoor living feel, as well as stairs with under-stair storage that lead to the first floor.

On the first floor, a landing features a Velux window and provides access to two bedrooms, both enjoying Velux windows and one benefiting from built-in-storage.

Externally, the property benefits from an enclosed rear garden, partially decked while the rest is laid to lawn.



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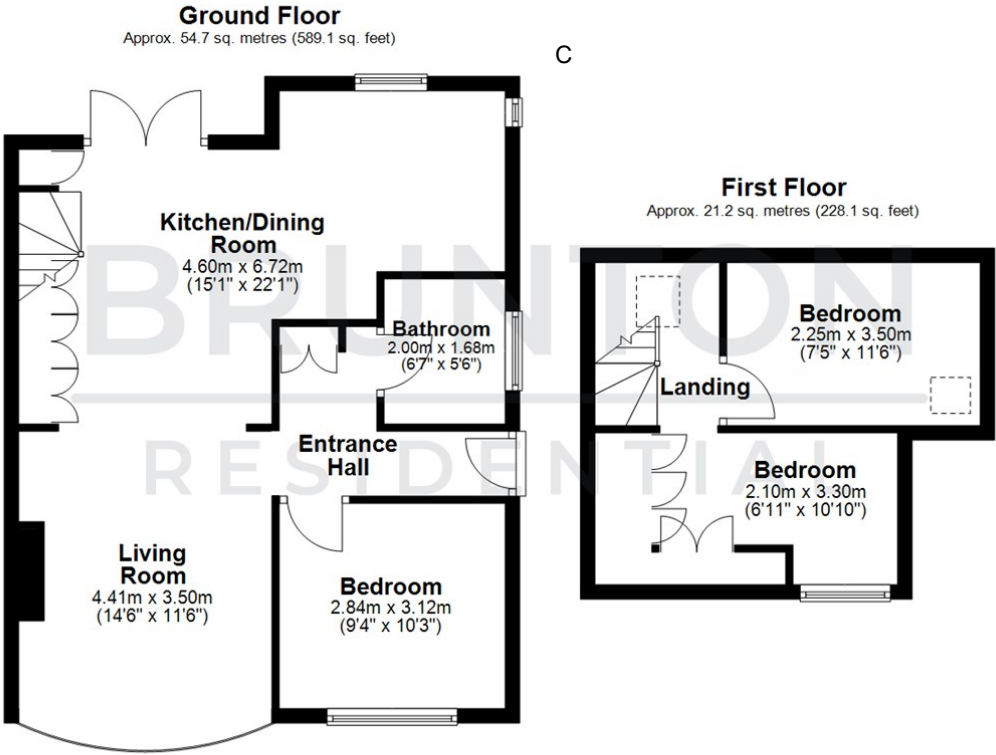
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : D



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	

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