

BRUNTON

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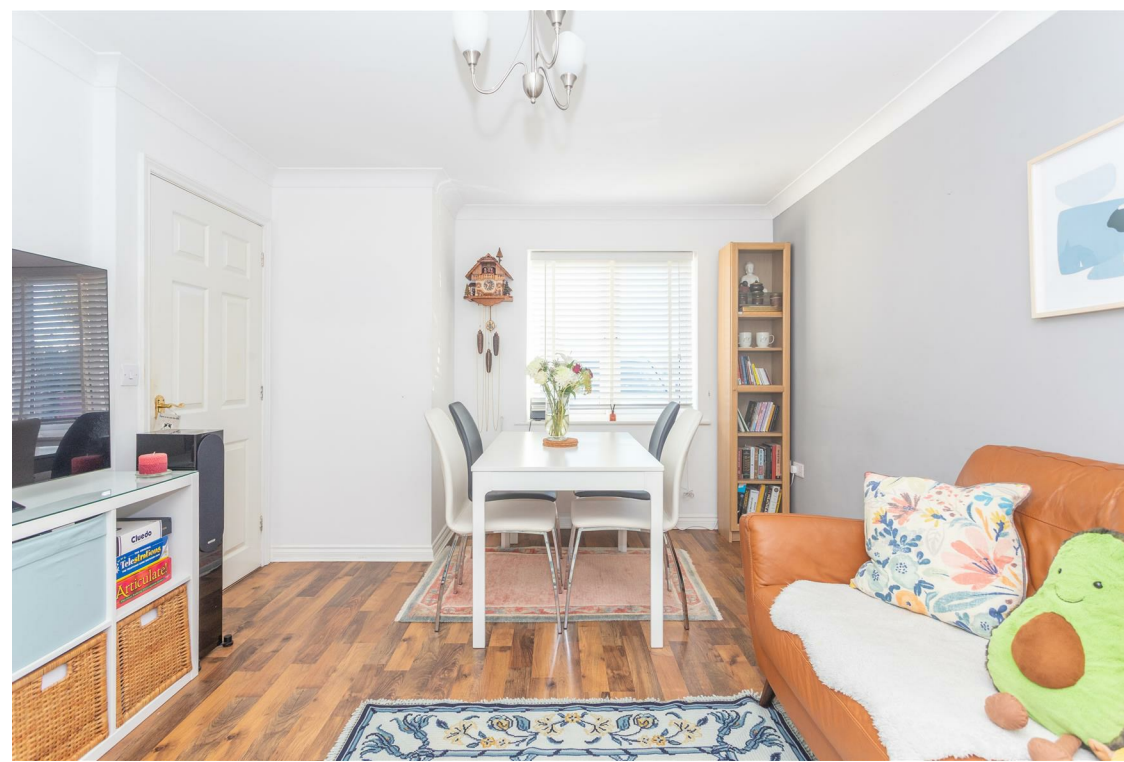
MANOR PARK, NEWCASTLE UPON TYNE, NE7

Offers Over £225,000

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Well Presented Mid Terraced Home with 14ft Front Reception Room plus a Full Width Kitchen/Diner, Three Bedrooms, Family Bathroom, Delightful West Facing Rear Gardens, Off Street Parking & Available with No Onward Chain.

This three bedroom mid terrace home is ideally located on Manor Park, High Heaton. Manor Park, a charming residential estate, is tucked just off of Benton Road, and is perfectly situated to provide direct access to the Coast Road and the Freeman Hospital.

Also located just a short walk away is Four Lane Ends Metro Station providing excellent links into Newcastle City Centre, Newcastle's Central Station and throughout the region.

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The internal accommodation comprises: a welcoming entrance hall, with a convenient ground-floor WC immediately to the left. Adjacent to that, a door opens into a spacious and bright lounge that features a front-facing window enjoying open aspects and a useful storage cupboard. From here, a door provides access to the kitchen-diner. The kitchen-diner enjoys a window with views over the rear garden and French doors leading out to the garden as well. The kitchen-diner benefits from a range of fitted wall and base units, allowing for ample storage and work space.

Back into the hallway, stairs lead to the first-floor landing, giving access to a family bathroom, three bedrooms and a storage cupboard. The family bathroom comprises a WC, a washbasin and a bath with a shower over the top, with tiled flooring throughout. Two of the bedrooms, of good size, benefit from built-in cupboard space and windows allowing plenty of natural light. The smaller third bedroom also enjoys a window with wonderful views over the greenery and a loft hatch.

Offered with no onward chain, with Gas 'combi' boiler and double glazed throughout, this great home simply demands early inspection.



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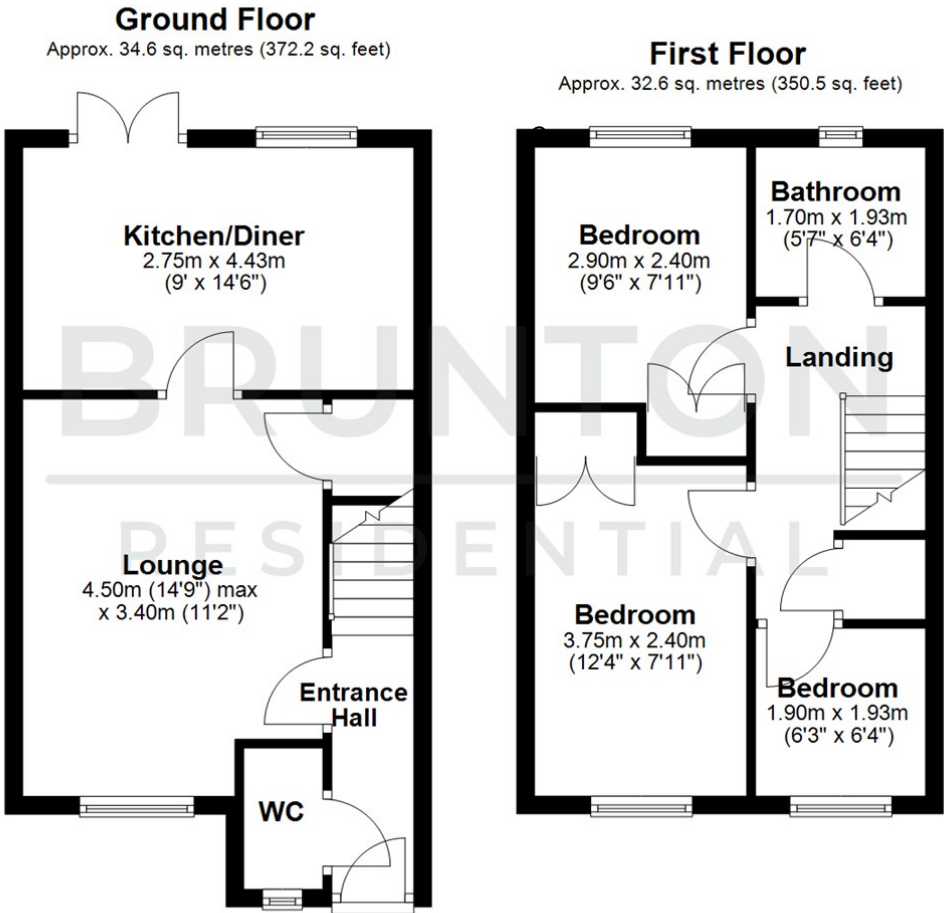
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TENURE : Freehold

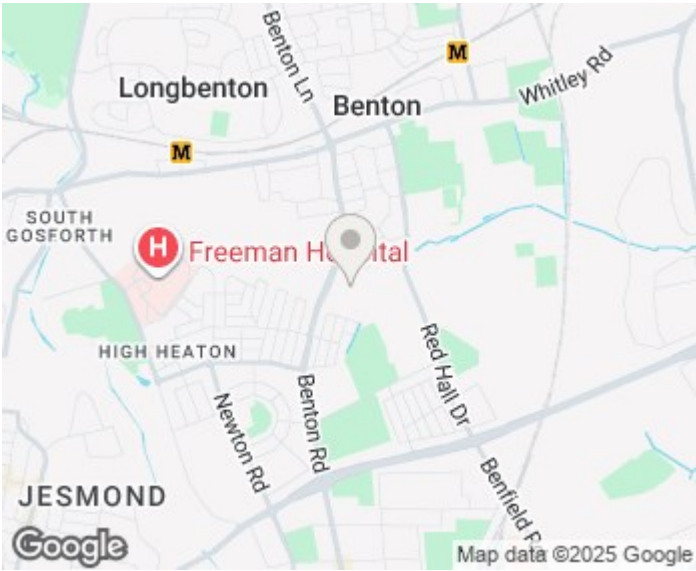
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C



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



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		90	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		