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MANOR PARK, NEWCASTLE UPON TYNE, NE7

Asking Price £289,950

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Well Presented Townhouse Boasting in Excess of 1300 Sq ft with Wonderful 16ft Kitchen/Diner, Great 17ft Full Width Living Room, Four Good Sized Bedrooms, Family Bathroom plus Two En-Suites, Off Street Parking & Integral Garage!

This great four bedroom townhouse is ideally located in Manor Park, High Heaton. Manor Park, a charming residential estate, is tucked just off from Benton Road and is ideally placed for access to a wide range of amenities, including shops, cafés, schools and leisure facilities, with nearby bus routes and road links offering quick connections to Newcastle city centre, the Coast Road and the A1. With its flexible layout, modern finish and excellent setting, this home is well suited to families, professionals and anyone seeking stylish accommodation in a popular High Heaton location.

This home offers a versatile layout arranged over three floors, including an open plan kitchen/diner and a convenient downstairs WC on the ground floor. The first floor hosts a generous living room, the first of three bedrooms and a well appointed family bathroom. The second floor provides a study and two further bedrooms, with the principal bedroom benefiting from a Juliet balcony and an en-suite shower room, with the second bedroom also enjoying its own en-suite shower room. The property further benefits from off street parking, a garage and an enclosed rear garden.

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The internal accommodation comprises: A porch that leads to the front door, opening into a welcoming entrance hall with beautifully tiled flooring, stairs leading up to the first floor landing and an under-stairs storage cupboard. Following the hallway to the right is a convenient ground floor WC. To the rear is an open plan dining room with a rear aspect window and French doors opening to the rear garden. The kitchen is modern and well equipped with integral appliances and ample wall and floor units providing excellent storage and work surface space.

The first floor landing gives access to a generous living room with French doors opening onto a rear-aspect Juliet balcony, a front aspect bedroom and a well-appointed family bathroom comprising a washbasin, WC and a bath with overhead shower. The second floor landing provides access to a study and two further bedrooms, including the principal bedroom which benefits from a walk in wardrobe area, French doors opening onto a Juliet balcony and an en suite shower room. The second bedroom to the rear also benefits from an en-suite shower room. A useful storage cupboard located just off the landing completes the internal accommodation.

Externally, to the front is a driveway providing off street parking for one car, alongside a walkway leading up to the front door. To the rear is an enclosed garden, part laid to lawn and part laid with block paving, and enclosed with timber fencing.



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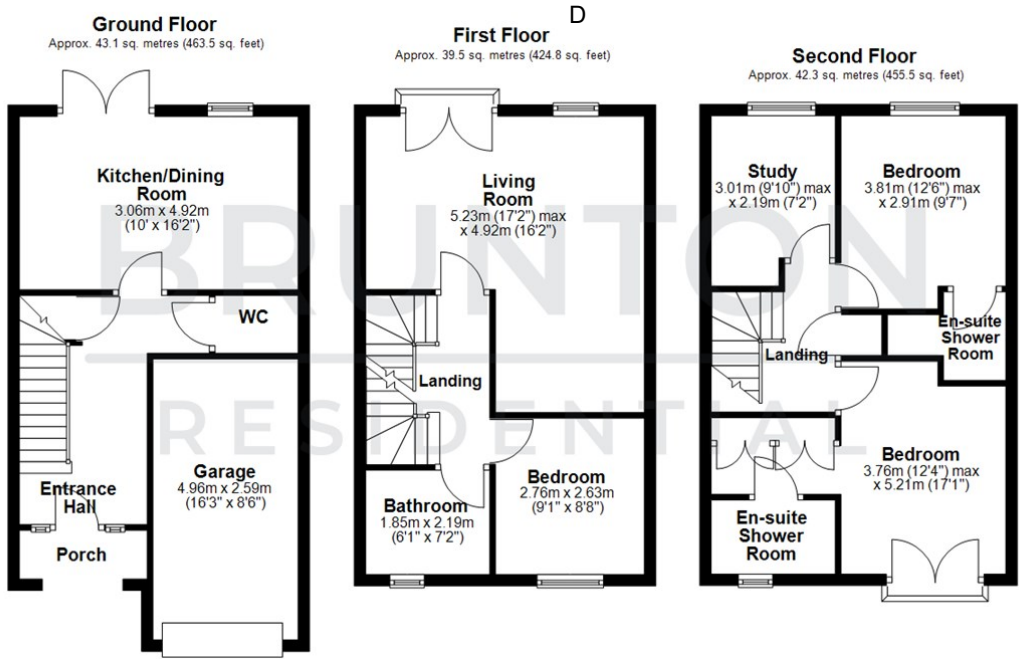
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING :



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC