

BRUNTON
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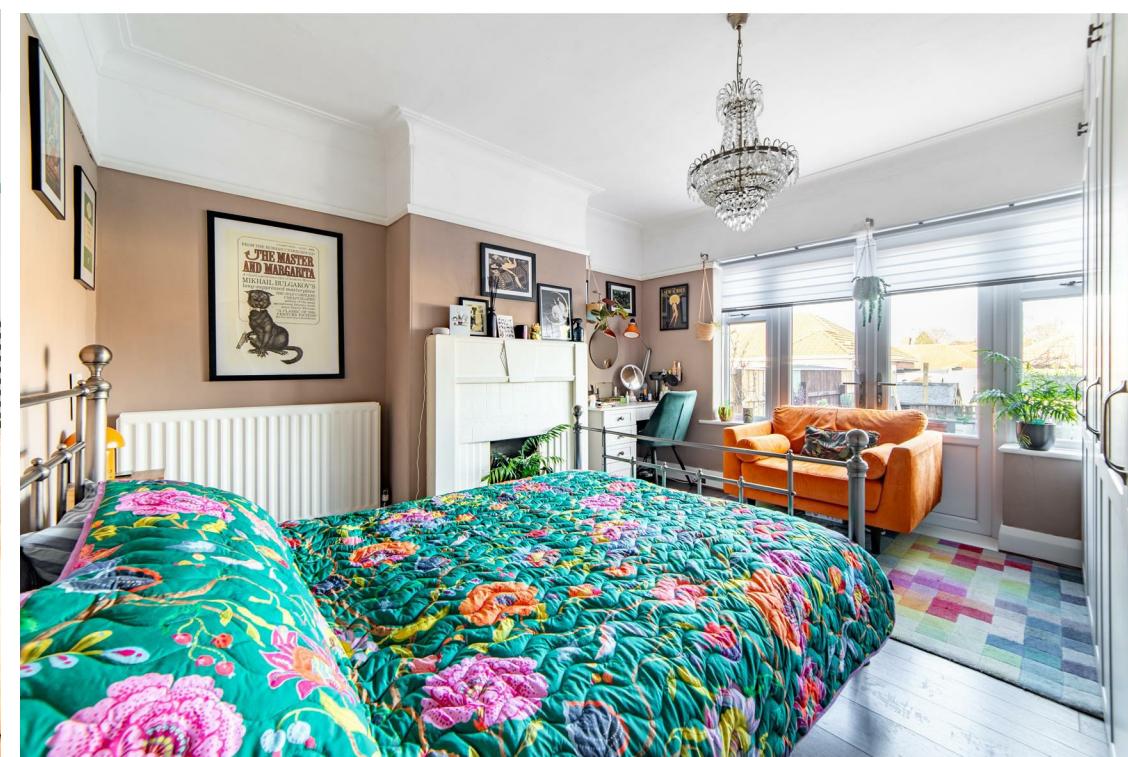


CRAYTHORNE GARDENS, HEATON, NE6

Offers Over £285,000

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Fantastic Re-Configured Semi-Detached Bungalow Situated in the Ever Popular Craythorne Gardens, Heaton. With Two Double Bedrooms, Excellent 20ft Kitchen/Diner, Reception Room with Wood Burning Stove, Bathroom with Four Piece Suite and Freestanding Bath, Great Private Rear Garden plus Off Street Parking & Garage!

This great, semi-detached bungalow is ideally located on Craythorne Gardens, Heaton. Craythorne Gardens, which is nestled between Bosworth Gardens and Debdon Gardens is ideally located within Heaton, and is positioned close to outstanding local schooling and also a short walk from the shops, cafes and restaurants of Chillingham Road.

The property itself is also situated close to the excellent transport links of Chillingham Road Metro Station and The Coast Road, which provide easy access to local transport links into Newcastle City Centre and beyond. The property also provides easy access to the delightful Heaton Park, Armstrong Park and indeed to the Ouseburn which are all within walking distance.

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The internal accommodation comprises: a bright and airy entrance porch with double doors opening into a spacious lounge, featuring a front-aspect window and a feature wood burning stove. To the right of the lounge is a well-proportioned front-aspect bedroom with a walk-in bay window, positioned adjacent to a stylish bathroom complete with four piece suite and fitted with a walk-in shower, tiled feature splashback, WC, wash basin and a freestanding bath.

To the rear of the lounge is the second well-proportioned bedroom, which benefits from fitted cupboards and French doors opening out to the rear garden. The rear of the property is completed by a great 20ft open-plan kitchen and dining room, enjoying dual-aspect windows and a door providing access to the side of the property. The kitchen is well equipped with a range of wall and base units, offering excellent storage and generous work surface space.

Externally, to the front of the property there is a driveway providing off-street parking for approximately two vehicles, leading to a single garage. The rear garden features a covered seating area that steps down to a landscaped garden area, all enclosed by timber fencing.

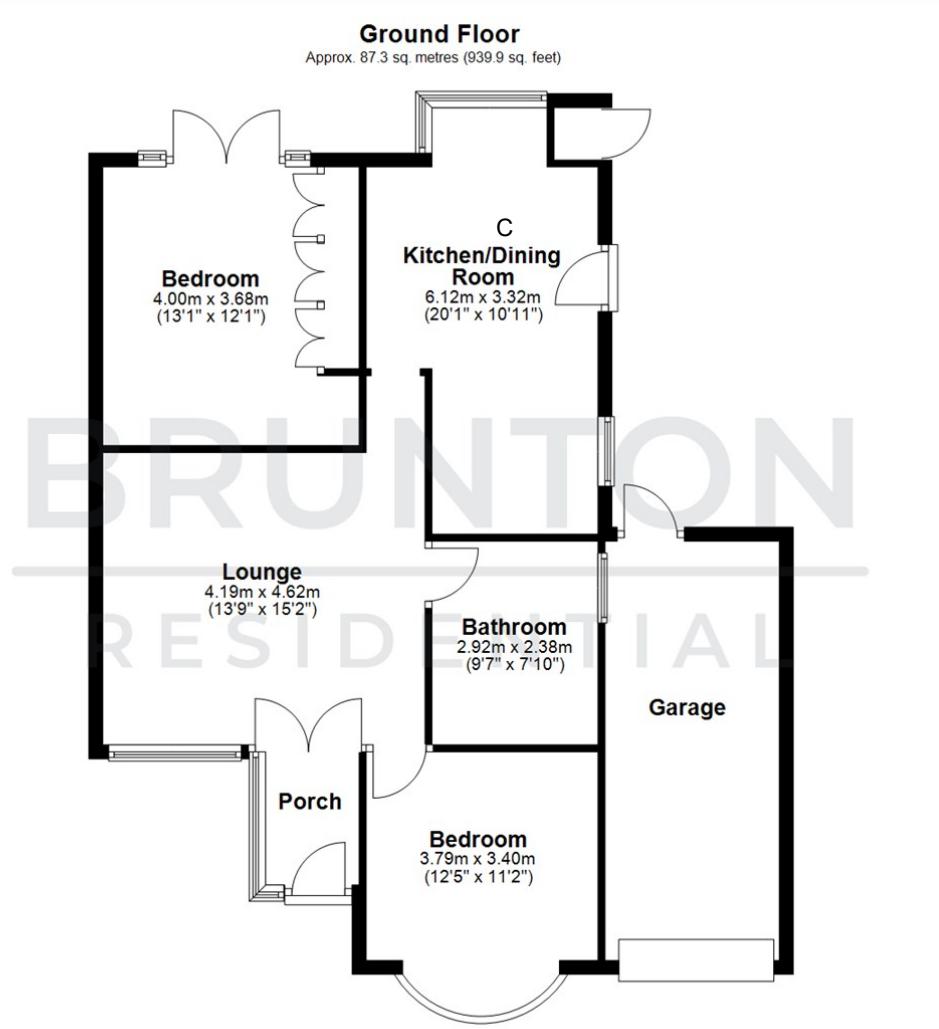
Located in a prime residential area, this fantastic home simply demands an early inspection!



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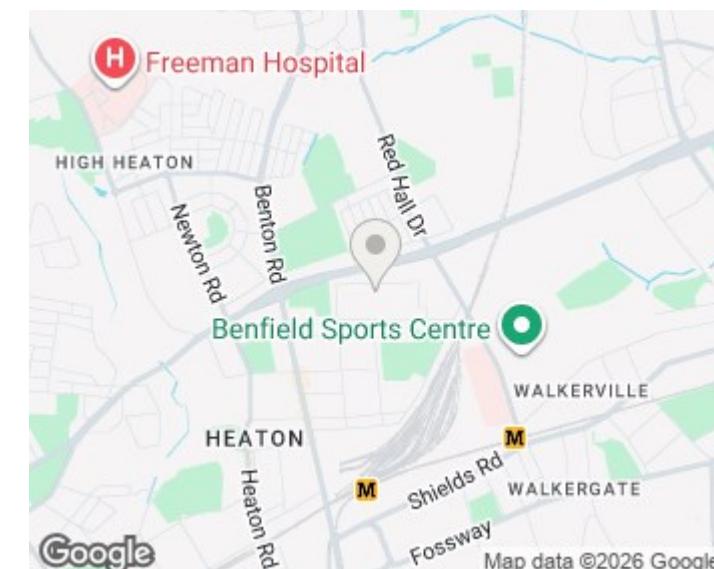
TENURE : Freehold



LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : D



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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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