

BRUNTON

RESIDENTIAL



MORAINÉ CRESCENT, BLACKHALL MILL

Offers Over £325,000

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DETACHED FAMILY HOME | FOUR BEDROOMS | NO ONWARD CHAIN

Brunton Residential are please to welcome to the market this detached four bedroom home on Moraine Crescent in Blackhall Mill, situated on a substantial plot, with an abundance of woodland walks on the doorstep this property must be viewed to appreciate the accommodation on offer. For more information and to book your viewing please call our team on 0191 236 8347.

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Situated at the entrance of Moraine Crescent within a stones throw from the picturesque Derwent River and stunning woodland walks through Milkwellburn woods and Chopwell Woodland Park is this detached family home.

Briefly comprising; porch and spacious entrance hallway with double door into the dual aspect lounge, breakfasting kitchen with access to the utility room and garage. dining room with French doors onto the conservatory with garden access. Completing the ground floor are two well proportioned bedrooms and a family three piece bathroom.

Off the landing to the first floor there are a further two bedrooms, the master bedroom with garden views, walk through dressing room and en suite shower room.

Externally to the front there is a drive offering off street parking leading to the workshop that could be utilised as a home office or gym as well as a mature garden. At the rear there is a substantial well stocked garden with an abundance of mature trees attracting all walks of wildlife.

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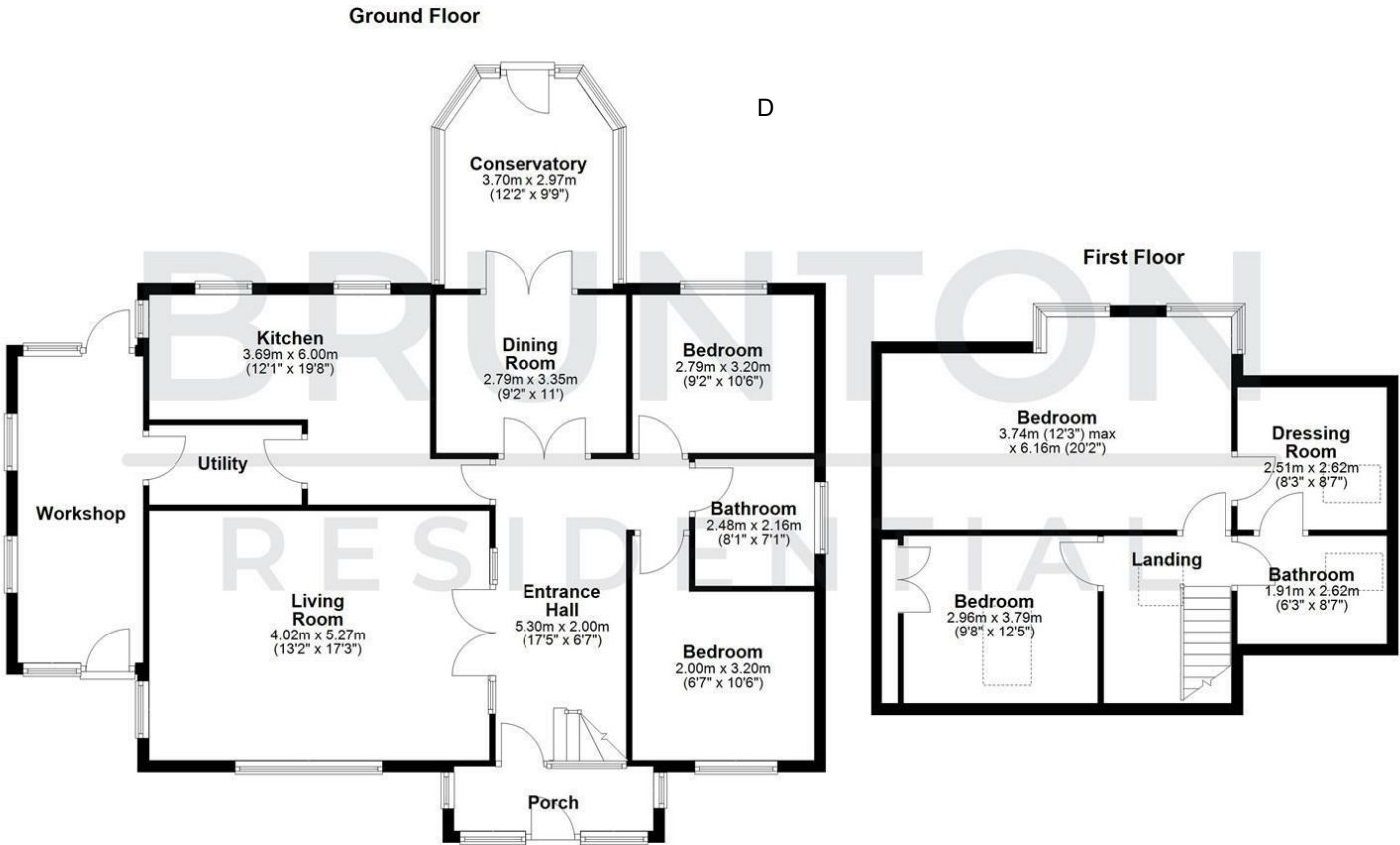
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : D

EPC RATING : C



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		
	70	80
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
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