

# BRUNTON

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## RESIDENTIAL



**MALING STREET, NEWCASTLE UPON TYNE, NE6**

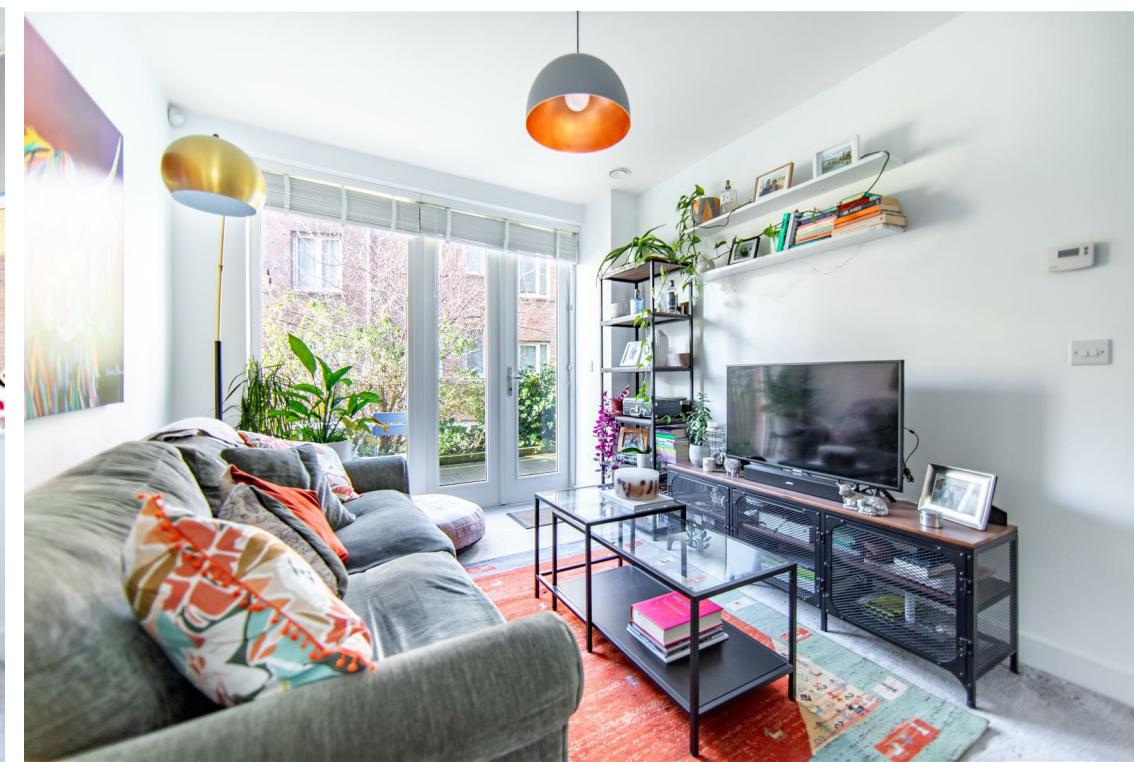
Offers Over £265,000

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Stylish Maisonette Situated in the Heart of The Ouseburn Valley, with Two Double Bedrooms Including a 14ft Master, Family Bathroom, Impressive 29ft Open Plan Kitchen/Diner/Lounge Area plus Fantastic West Facing Terrace!

This great, two bedroom maisonette is ideally located within the popular Malings development, located in the heart of The Ouseburn Valley, Newcastle. Maling Street, constructed by award winning developers Carrillion-Igloo and Aviva, offers ideal living on the banks of the Ouseburn and is constructed on the site of the former Maling Pottery Works.

The property itself is ideally positioned to provide direct access to everything The Ouseburn has to offer including its countless restaurants, cafes and excellent public houses, whilst also being only a short walk from Newcastle's Quayside and Jesmond.

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The internal accommodation is accessed via an entrance lobby and briefly comprises; an open plan kitchen, dining and reception area, which enjoys a dual aspect from front to back, allowing for an abundance of natural light. The front aspect features plantation shutters, while the rear benefits from French doors opening onto a decked terrace. The kitchen area is fitted with a range of wall and base units and includes integrated appliances such as a fridge, freezer and dishwasher. From the kitchen and dining area, a door leads to the staircase, which provides access to a convenient ground floor WC and a useful storage cupboard.

The first floor landing gives access to two well proportioned double bedrooms and the family bathroom. The master bedroom spans the full width of the property and enjoys open front aspect views, while bedroom two overlooks the rear terrace. The family bathroom is fitted with a modern three piece suite and features part tiled walls and a heated towel rail.

Externally the property benefits from a wonderful west-facing raised decked terrace.



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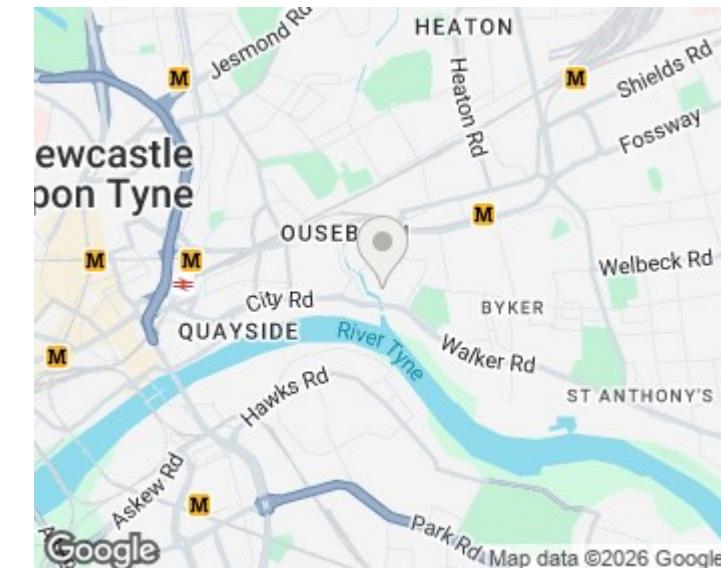
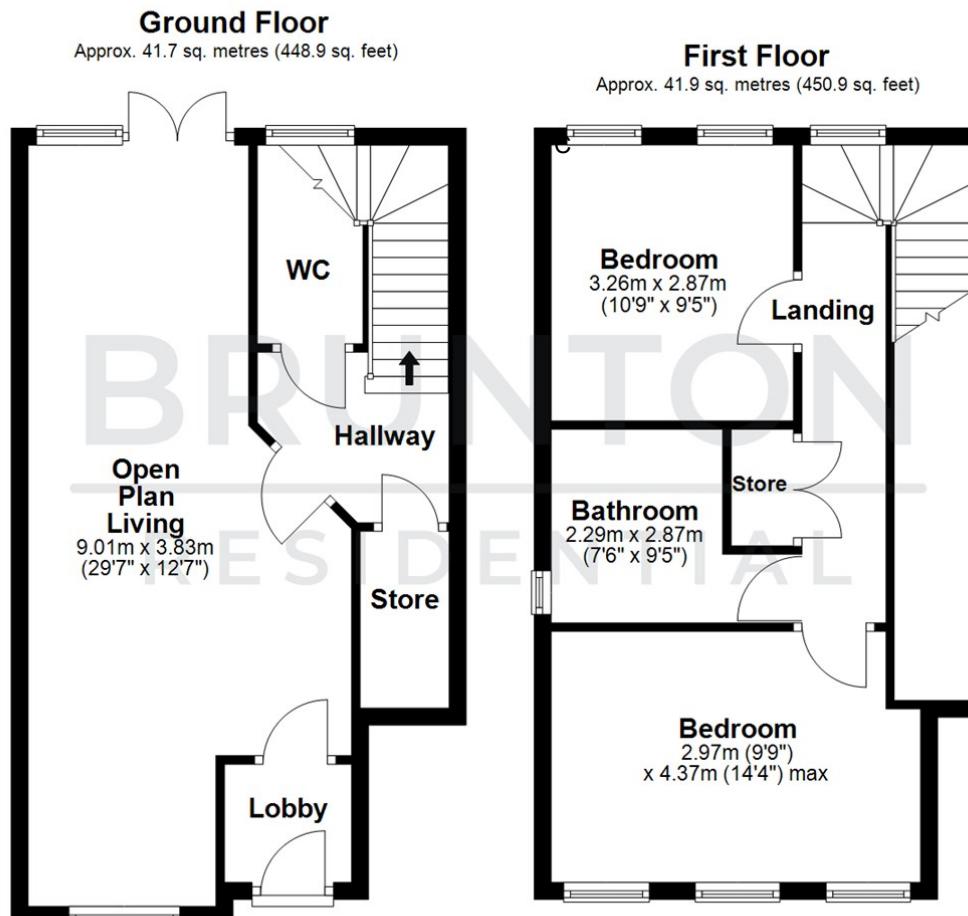
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING :



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		