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WISTERIA PLACE, NEWCASTLE UPON TYNE, NE13

£119,000

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REDUCED MARKET VALUE SCHEME | BUYING CRITERIA APPLIES - CALL FOR INFORMATION

Beautifully presented two-bedroom ground-floor apartment on Wisteria Place, offering stylish accommodation with a well-considered layout and attractive open-plan living space.

The accommodation includes an open-plan kitchen, dining and living room, with a modern fitted kitchen featuring integrated appliances and French doors opening onto the rear seating area. There are two bedrooms, including a double main bedroom with a separate dressing room. A well-presented family bathroom completes the accommodation, with off-street parking available.

Wisteria Place is situated within Newcastle Great Park, a popular modern residential development north of Newcastle upon Tyne. The area offers a range of local amenities, including shops, supermarkets, restaurants, and everyday services, with schools also nearby. Regular bus services provide connections to Newcastle city centre, while the A1 and A19 offer convenient road access to surrounding areas. Newcastle city centre is readily accessible for a wider choice of shopping, dining, leisure, and cultural facilities, making the property well suited to first-time buyers, couples, and professionals seeking a well-presented home within easy reach of the city.

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The internal accommodation comprises: an entrance hall leading into the spacious open-plan kitchen, dining, and living room. The kitchen is fitted with contemporary wall and base units, wood-effect work surfaces, integrated appliances including an oven and gas hob, fridge-freezer, and a stainless steel extractor hood. Herringbone-style flooring runs through the kitchen area, with a large window providing natural light.

The open-plan room provides ample space for dining and comfortable seating, with the living area finished with fitted carpet. French doors with glazed side panels open directly onto the rear seating area, while recessed ceiling lighting and additional windows provide plenty of natural light.

There are two bedrooms, with the main bedroom being a double and benefiting from a separate dressing room. The bathroom is fitted with a bath with a shower over, WC, and wash basin, with tiled walls and flooring.

Outside, the property has a paved seating area accessed from the living room, with planted borders and lawned areas. Off-street parking spaces are positioned at the front.



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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

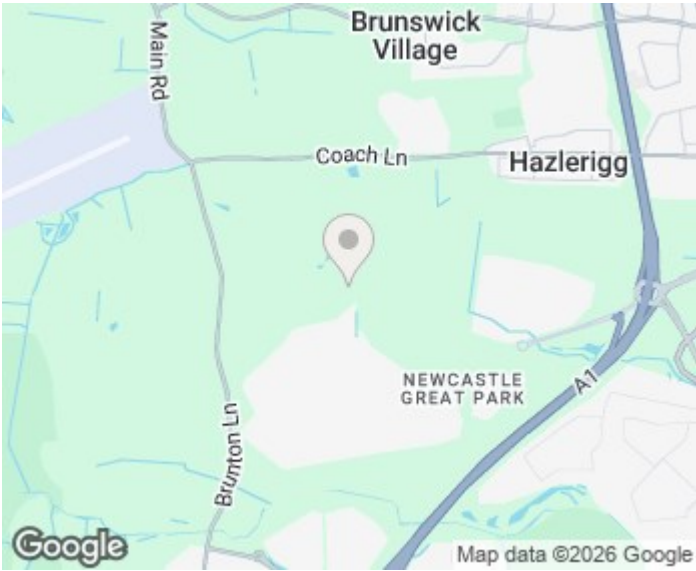
EPC RATING : B

Ground Floor

Approx. 56.6 sq. metres (609.3 sq. feet)



Total area: approx. 56.6 sq. metres (609.3 sq. feet)



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	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	EU Directive 2002/91/EC