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ELEMORE CLOSE, NEWCASTLE UPON TYNE

Offers Over £260,000

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Three-Bedroom End-Terrace Townhouse with Garage, Driveway, and Enclosed Rear Garden in Great Park, Newcastle Upon Tyne.

Beautifully presented and set over three floors, this modern townhouse offers a well-appointed kitchen/dining room with integrated appliances, a spacious first-floor lounge, three generously sized bedrooms including a principal with en suite, a family bathroom, and a ground-floor cloakroom/WC. Additional features include double glazing, gas central heating, and an enclosed lawned rear garden. The property further benefits from an open-plan front garden, block-paved driveway, and integral garage.

Located in the sought-after Brunton Village area of Great Park, the home is within easy reach of Great Park Town Centre, Brunton First School, and Havannah First School, as well as excellent road links to Newcastle city centre and surrounding areas.

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Accommodation briefly comprises of; Entrance hallway with access to the kitchen/diner with door to the rear gardens, a downstairs WC and internal door to the garage. The modern kitchen offers a range of wall and floor units with coordinated work surfaces and some fitted appliances with room for formal dining. The first floor landing provides access to a full-width lounge area to the rear with two large windows providing lots of natural light, there is also a double bedroom to the front.

Finally the top floor offers two further double bedrooms with fitted wardrobes, one with an en-suite shower room along with a fully tiled family bathroom WC.

Externally, to the front there is a driveway providing off-street parking for two vehicles & pathway access to the property and the garage while to the rear is garden laid mainly to lawn with some mature plants and fenced boundaries.

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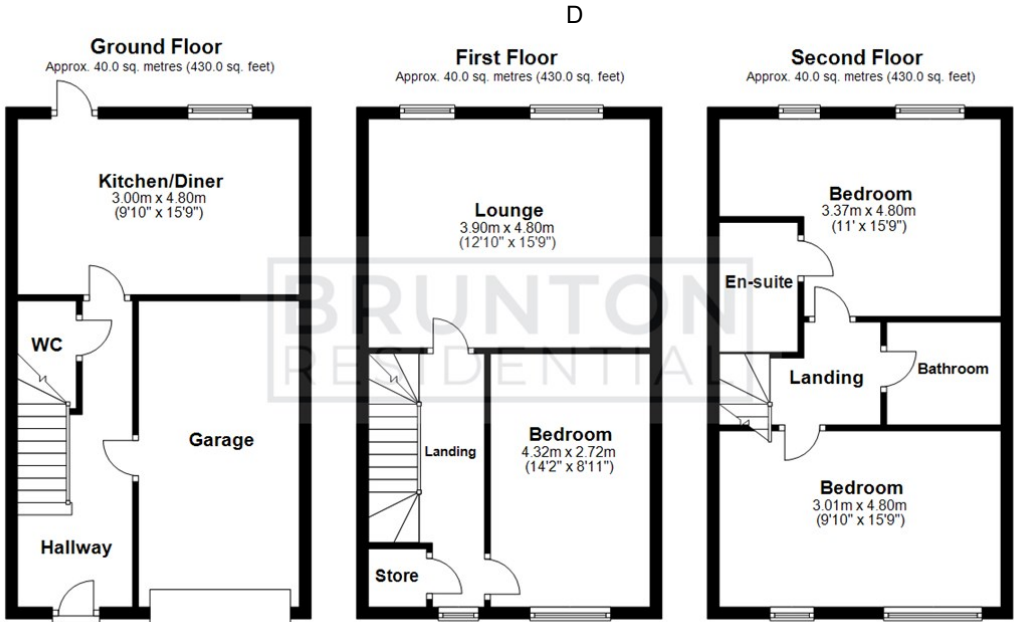
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : C



Total area: approx. 119.9 sq. metres (1290.1 sq. feet)

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		90
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		