

# BRUNTON

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## RESIDENTIAL



**ELMWOOD PARK COURT, NEWCASTLE UPON TYNE, NE13**

**Offers In Excess Of £215,000**



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Attractive Persimmon-built Swale design offering well-planned accommodation across three floors, making it an excellent choice for first-time buyers, growing families and those looking to downsize. Beautifully maintained throughout, the property combines practical living spaces with generous bedroom accommodation and a private west-facing garden.

The layout has been designed with modern living in mind, featuring a welcoming living room, a well-equipped kitchen with direct garden access and three well-proportioned bedrooms, including an impressive principal bedroom occupying the entire second floor. Excellent off-road parking and a private, non-overlooked rear garden further enhance the home's appeal.

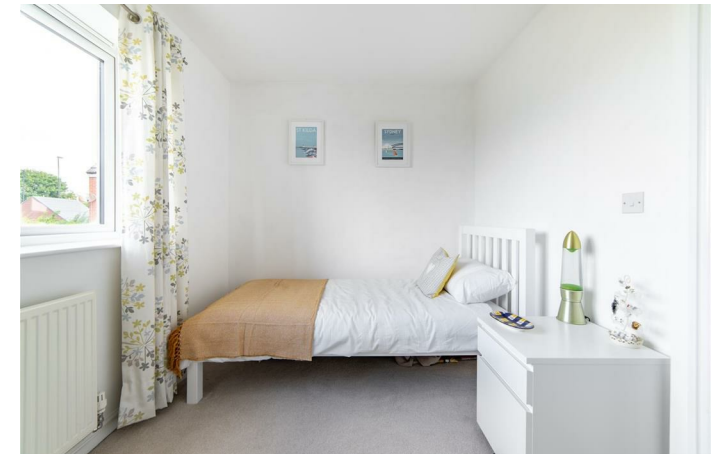
Elmwood Park Court is situated within a popular modern development, offering convenient access to local shops, schools, parks and everyday amenities. Excellent transport links also provide easy access to nearby towns, Newcastle city centre and the wider region, making it an ideal location for commuters and families alike.



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The internal accommodation comprises: a welcoming entrance porch leading into an inviting living room overlooking the front of the property. To the rear is a well-equipped kitchen fitted with a range of wall and base units alongside integrated appliances, with direct access to the rear garden. Completing the ground floor is a convenient ground-floor WC.

To the first floor are two well-proportioned bedrooms, including a generous front bedroom with a Juliet balcony, together with a well-appointed family bathroom. The second floor is dedicated to an impressive principal bedroom, which benefits from dual-aspect windows and useful built-in storage.

Externally, the property benefits from excellent off-street parking, together with front and rear gardens. The private west-facing rear garden is not overlooked, providing an ideal space for everyday family life, outdoor dining and entertaining.





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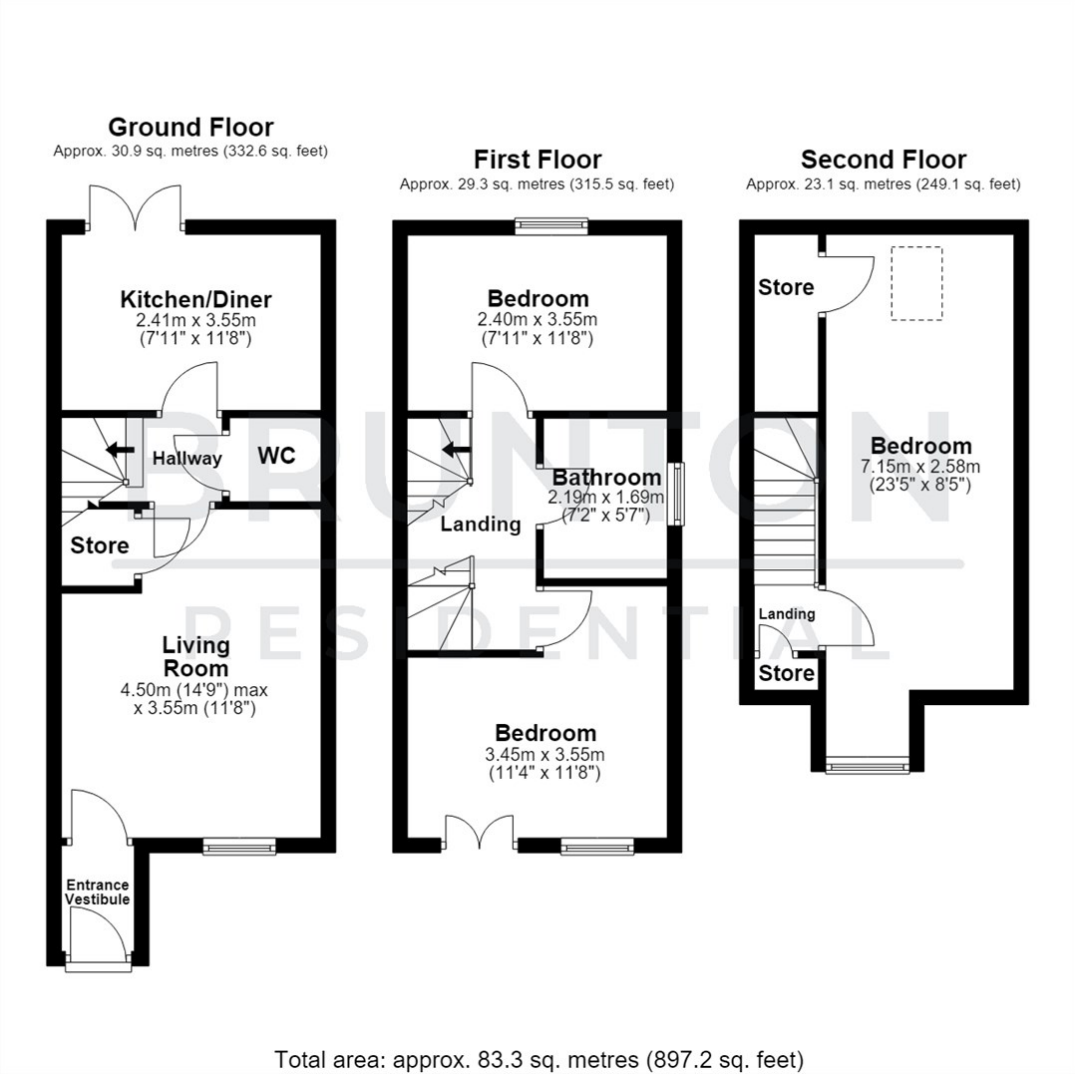
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING :



| 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 |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |