

# BRUNTON

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RESIDENTIAL



**BALSAM WAY, CALLERTON, NE5**

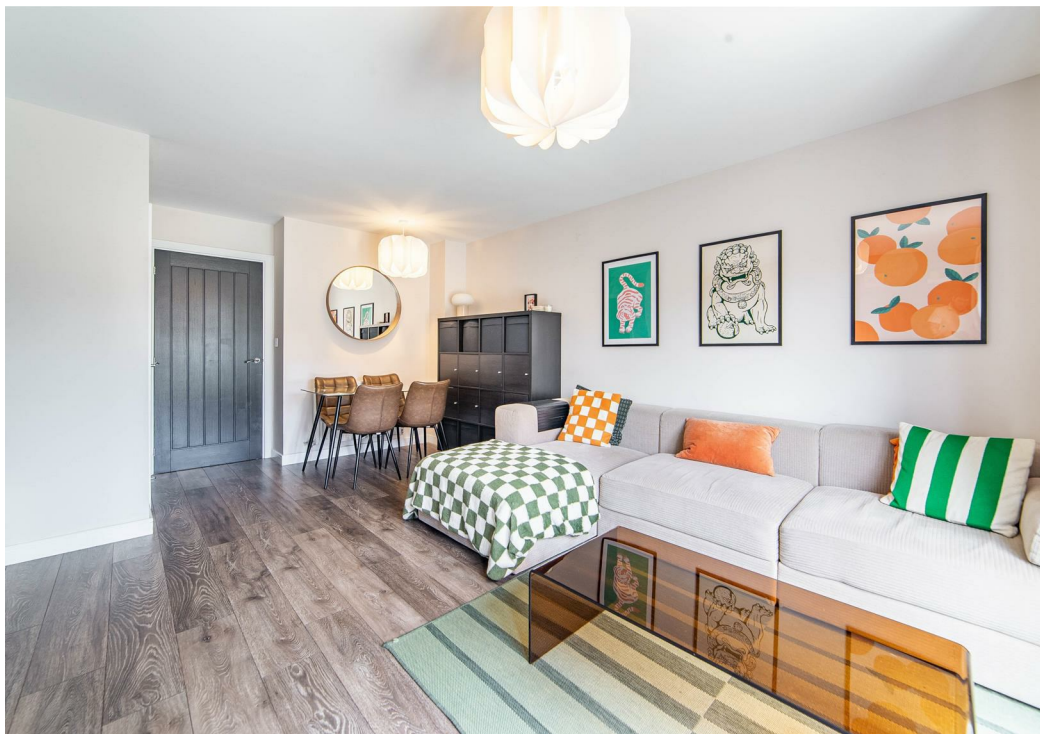
Offers Over £210,000

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Brunton Residential are delighted to present this impeccably presented two bedroom semi detached home on Balsam Way in Callerton. Offering stylish and well maintained accommodation, the property is ideally suited to first time buyers seeking a ready to move into home.

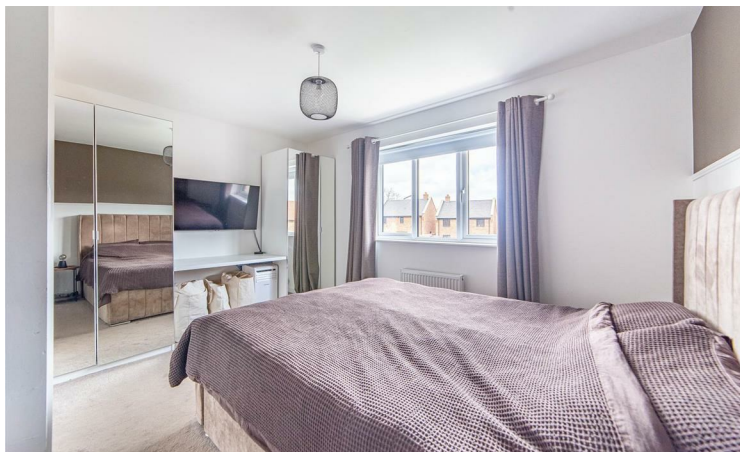
The accommodation briefly comprises two generously proportioned double bedrooms, with the principal bedroom benefiting from a private en-suite facility. The interior is finished to a high standard, creating a modern and welcoming living environment.

The property is conveniently located close to a wide range of local amenities, including supermarkets, convenience stores, and well-regarded schools. Excellent transport links are available nearby, with easy access to the A69 and A1, as well as regular bus services providing straightforward connections to Newcastle upon Tyne city centre and surrounding areas.

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The accommodation is thoughtfully arranged, beginning with a welcoming entrance hallway leading through to a bright and spacious lounge/dining area. The ground floor also benefits from a conveniently positioned cloakroom/WC, while the contemporary kitchen is located to the opposite side of the hall, featuring modern cabinetry and complementary work surfaces. The lounge is particularly impressive, offering generous proportions and enhanced by large double doors that open directly onto the West facing rear garden, allowing for an abundance of natural light.

To the first floor, there are two well proportioned bedrooms situated to the front and rear elevations. The principal bedroom benefits from a private en-suite shower room, fitted with a shower and WC. The second bedroom offers ample space for a range of furnishings, while a stylish family bathroom and landing complete the upper level.

Externally, the property enjoys a driveway to the front providing off street parking for two vehicles. To the rear, there is a well maintained, west facing garden laid mainly to lawn with a patio area, creating an ideal setting for outdoor dining and entertaining.



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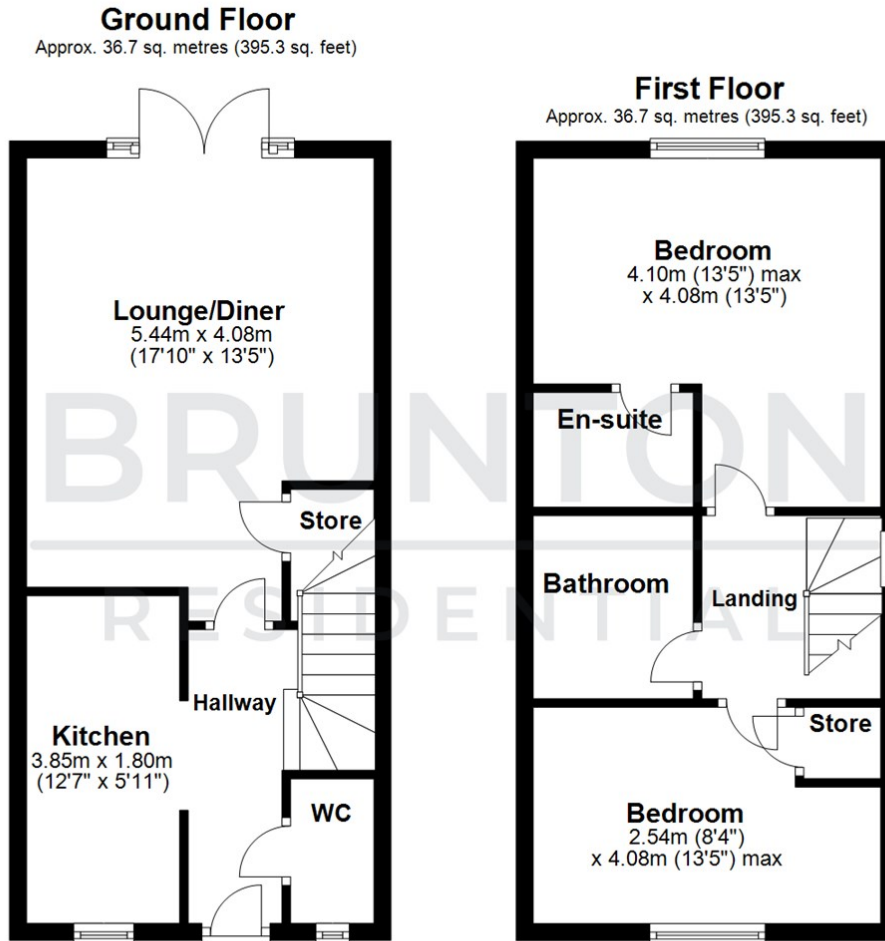
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

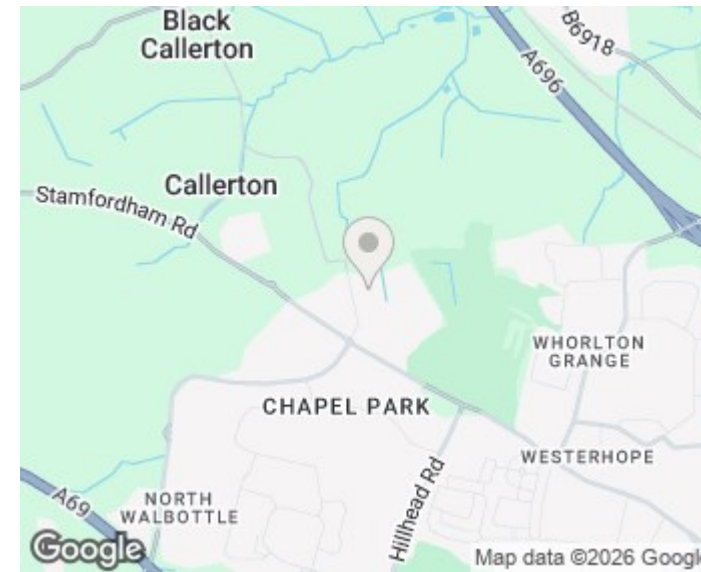
COUNCIL TAX BAND : B

EPC RATING : B



Total area: approx. 73.4 sq. metres (790.6 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
83	96
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	