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OSPREY WALK, GREAT PARK, NE13

Offers Over £215,000

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**END TERRACE MODERN HOME - WELL PRESENTED THROUGHOUT - LOVELY REAR
GARDENS - ALLOCATED PARKING SPACES**

Brunton Residential are delighted to offer for sale this three-bedroom modern townhouse which is ideally located on Osprey Walk within Great Park. This fantastic home is presented to a very high standard throughout and would make for a perfect home for first time buyers.

Osprey Walk, which is tucked away at the side of the development, is perfectly positioned to provide easy access to everything Great Park has to offer, including local shops like Morrisons and a range of outstanding local schooling.

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The internal accommodation briefly comprises: Entrance porch, lounge with window to front, breakfasting kitchen with French door access to rear gardens and an internal hallway with WC & staircase to first floor.

The kitchen area provides a range of wall and floor units along with co-ordinated work surfaces and some fitted appliances. The first floor consists of two bedrooms of equal size, both would fit a double bed with furniture while a family bathroom is in between. The top floor boasts a large master bedroom with ample storage.

Externally, there are gardens to the rear and pathway access to the property and designated parking spaces to the front. The rear garden is laid with low maintenance artificial grass with patio and pathway access to garden shed with fenced boundaries.



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TENURE : Freehold

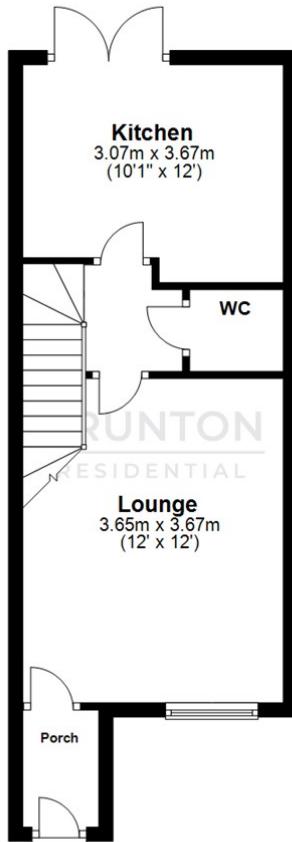
LOCAL AUTHORITY : Newcastle

COUNCIL TAX BAND : C

EPC RATING : C

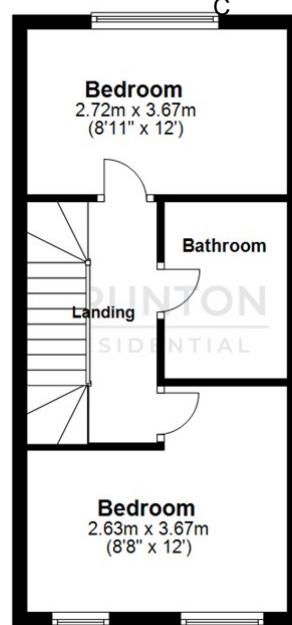
Ground Floor

Approx. 31.5 sq. metres (338.9 sq. feet)



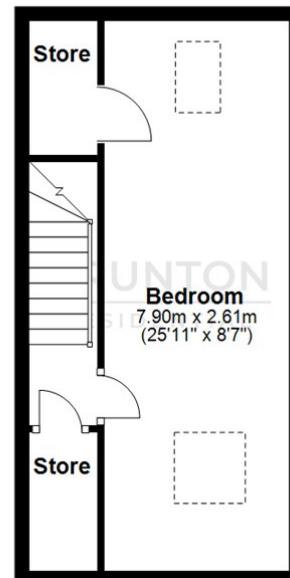
First Floor

Approx. 28.0 sq. metres (301.8 sq. feet)



Second Floor

Approx. 28.5 sq. metres (307.2 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		89
(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 (CO₂) 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		