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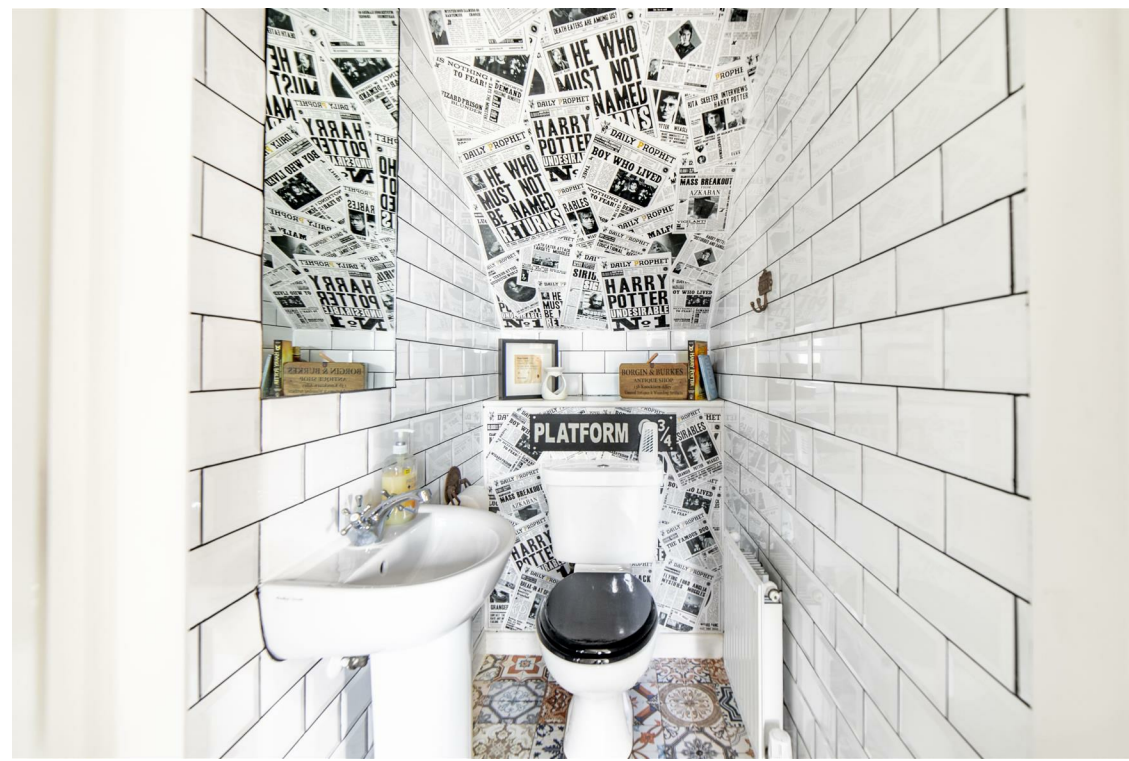
HAVANNAH DRIVE, WIDEOPEN, NEWCASTLE UPON TYNE, NE13

40% Shared ownership £84,000

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SHARED OWNERSHIP 40% | Monthly Rent £329.89 | Monthly Service Charge £49.21

Delightful three-bedroom mid-terrace home on Havannah Drive in Five Mile Park, Wideopen, Newcastle Upon Tyne, offering well-proportioned accommodation in a particularly private position, with no properties directly overlooking the front or rear.

The property combines a comfortable layout with a number of appealing features, including attractive flooring, feature wall panelling and a generous kitchen/dining space. Two good-sized double bedrooms are complemented by a third versatile bedroom ideal for use as a home office, child's bedroom or dressing room, while the low-maintenance rear garden and allocated parking add further practicality. The property is also well presented throughout and offers scope for a new owner to personalise the decorative finish to their own taste.

Havannah Drive is situated within Five Mile Park in Wideopen, with local shops, schools and everyday amenities available within the surrounding area. The property is also well placed for access to Newcastle Upon Tyne and the wider North East, with nearby road links providing convenient connections towards the city, surrounding towns and the Northumberland countryside.

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The internal accommodation comprises: The property is entered via the front door into an entrance hallway, with stairs rising to the first-floor landing and access into the principal ground-floor accommodation. To the front is the living room, a well-presented reception space with attractive flooring and feature wood panelling. The large front-facing window provides a pleasant outlook towards the row of trees, while the position of the property means it is not directly overlooked from the front. To the rear is the kitchen, fitted with a range of wall and base units arranged along two walls, creating a practical and well-equipped space while leaving room for a dining table. The attractive flooring continues through from the living room, creating a cohesive finish. The kitchen is well presented, with only personal decorative changes required, and benefits from a useful storage cupboard currently used as a computer cupboard. A rear hallway leads from the kitchen and provides access to the ground-floor WC, as well as the rear garden.

To the first floor, the landing provides access to three bedrooms and the family bathroom. Bedrooms one and two are both good-sized double bedrooms, with bedroom three providing a particularly generous single room and useful flexibility as a child's bedroom, home office or dressing room. The family bathroom is nicely presented and fitted with a bath with shower over, WC and wash hand basin.

Externally, the property benefits from a private position with pedestrianised frontage and no properties directly overlooking either the front or rear. The rear garden is predominantly paved, providing a low-maintenance outdoor space, with a gate giving access to the rear car park where the property has two allocated parking spaces.



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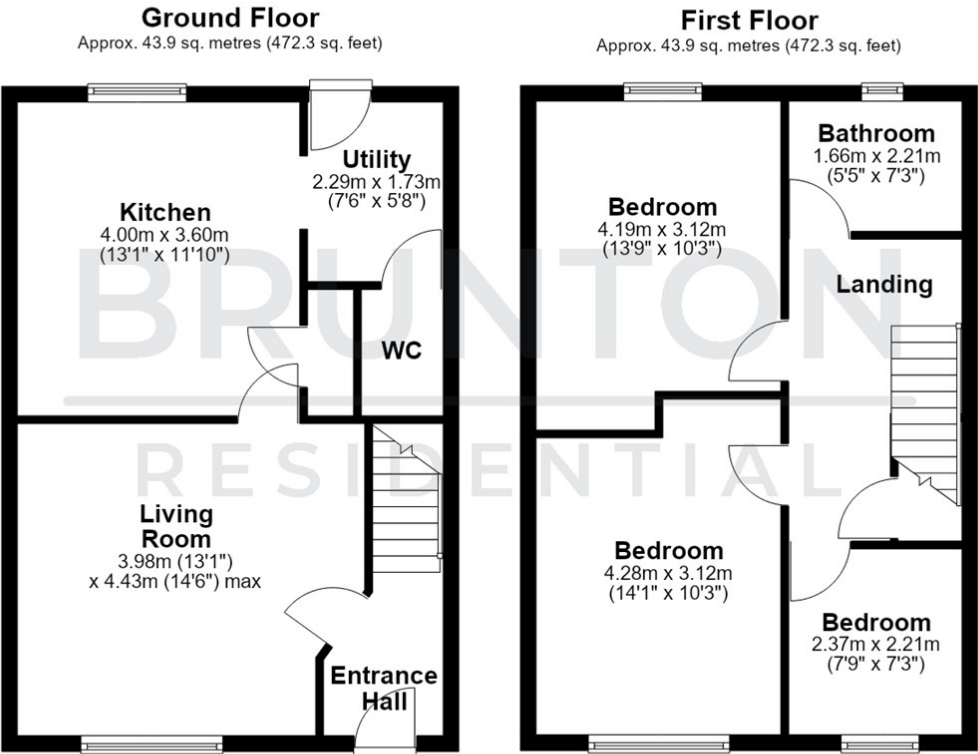
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TENURE : Leasehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : B

EPC RATING : C



Total area: approx. 87.7 sq. metres (944.5 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	