

# BRUNTON

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## RESIDENTIAL



**SALTWICK AVENUE, GREENSIDE, GREAT PARK NE13**

**£399,950**



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Modern four-bedroom detached home situated on Saltwick Avenue, Greenside, Great Park, Newcastle Upon Tyne.

This well-presented home has a two-storey layout. The ground floor features a spacious front reception room, a large open-plan kitchen and dining area, a generous living room, a study, and a convenient ground-floor WC. The first floor hosts four well-proportioned bedrooms, with the master benefiting from an en-suite, alongside a well-appointed family bathroom. Externally, the property boasts enclosed front and rear gardens, complemented by a rear driveway providing off-street parking.

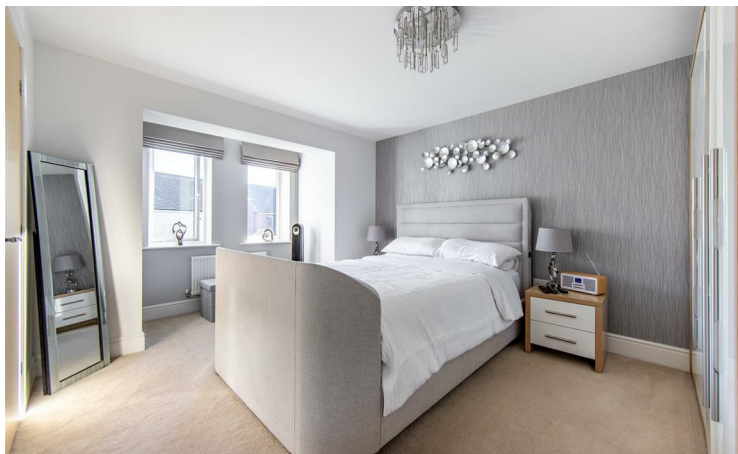
The property enjoys excellent access to local shops, schools, and everyday amenities, while nearby leisure facilities and green spaces further enhance the area's appeal. Strong transport links, including regular bus services and convenient road connections, provide easy commuting into Newcastle city centre and the wider region.



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The internal accommodation comprises: an entrance hallway with stairs leading up to the first-floor landing. To the immediate right is a good-sized study with French doors opening onto the front garden. Further along the hallway to the left is a spacious front-aspect reception room and to the right a convenient ground-floor WC. To the rear of the hallway is a large open-plan kitchen and dining area, fitted with sleek cabinetry, integral appliances, and ample storage and work surface space. Two sets of French doors, one from the kitchen and one from the dining area, open out to the rear garden. In addition, French doors from the dining area lead into a generous adjoining living room, complete with a feature fireplace and large front-aspect windows.

The first floor hosts four well-proportioned bedrooms, with the master benefiting from an en suite shower room. A well-appointed family bathroom, finished with tiled floors, partially tiled walls, WC, washbasin, and bath with overhead shower, serves the remaining bedrooms.

Externally, to the front, the property has an enclosed garden bordered with mature hedging, laid to lawn, with a gated walkway leading to the entrance. To the rear, the garden is also enclosed, partly laid to lawn and partly with block paving. To the left of the rear garden, a gated driveway provides off-street parking for two cars.





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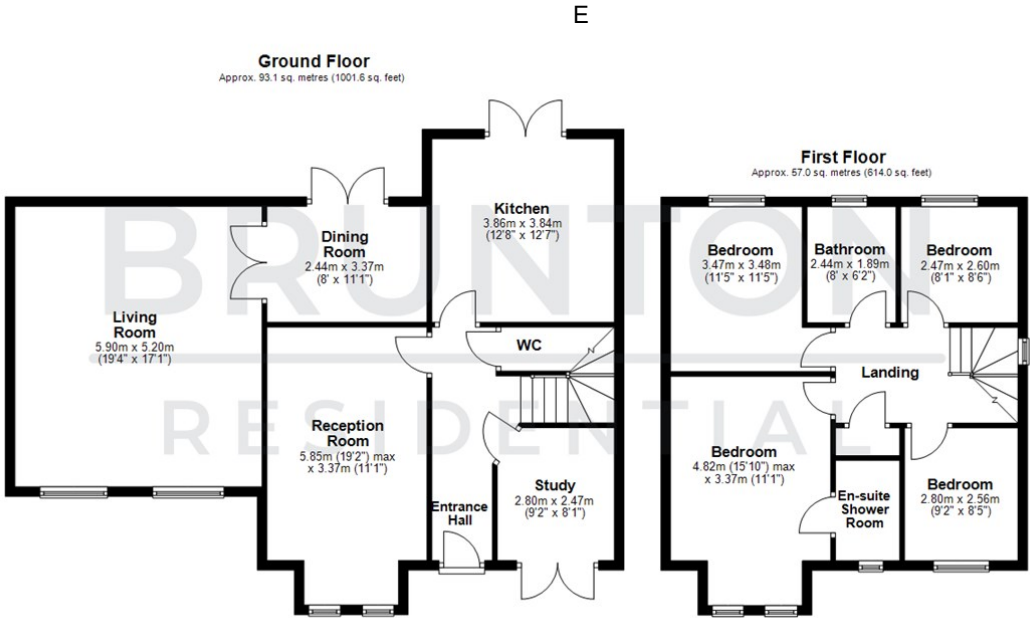
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : C



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	79		(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	