

# BRUNTON

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## RESIDENTIAL



**EASTGARTH, NEWCASTLE UPON TYNE, NE5**

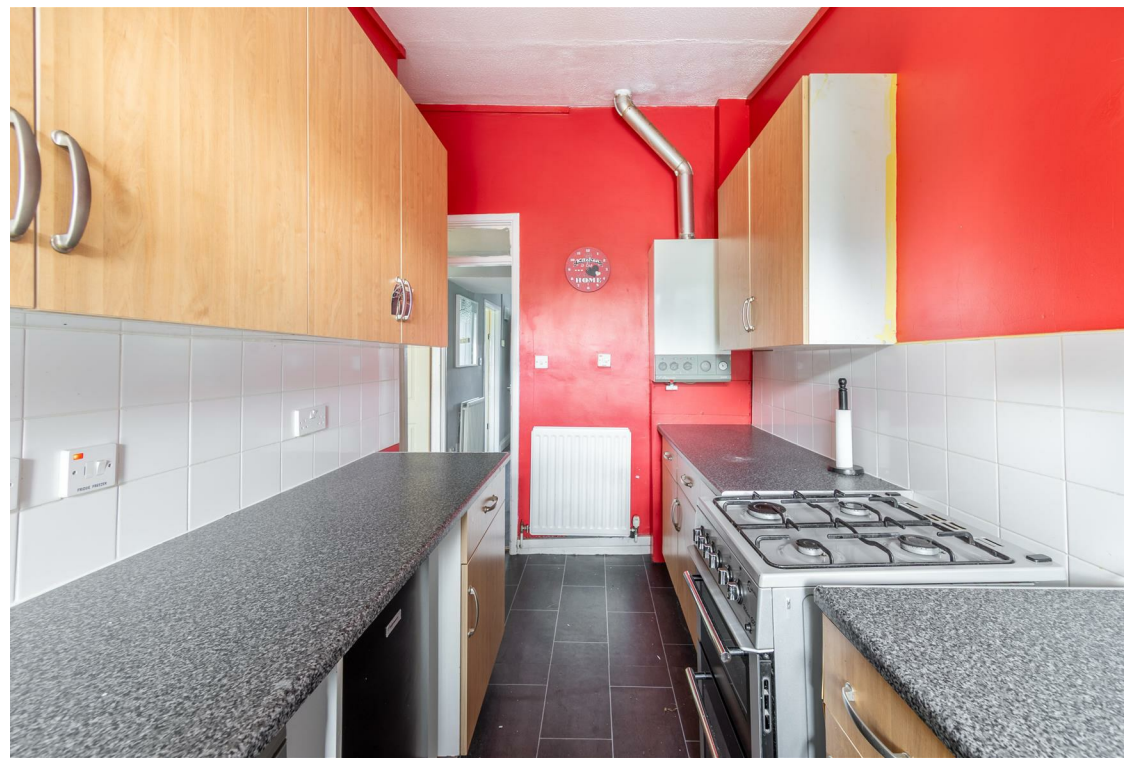
**Offers Over £100,000**

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Welcomed to the market is this three bedroom, Dutch style bungalow located within the popular residential estate of Newbiggin Hall. The property benefits from a garden to the rear, allocated parking space, without being overlooked from the front or rear of the property.

The property briefly comprises an entrance hallway, with living room/diner, kitchen, WC, three bedrooms and ample storage throughout.

Situated in the popular residential area of Newbiggin Hall, this property offers an excellent opportunity for first-time buyers, families and investors alike. Conveniently located close to local shops, schools, parks and everyday amenities, with regular bus routes providing easy access to Newcastle City Centre and surrounding areas. The A1 and Newcastle International Airport are also within easy reach, making this a well-connected location for commuters. Recent investment in the neighbourhood has further enhanced the local area, creating a growing community with excellent convenience.

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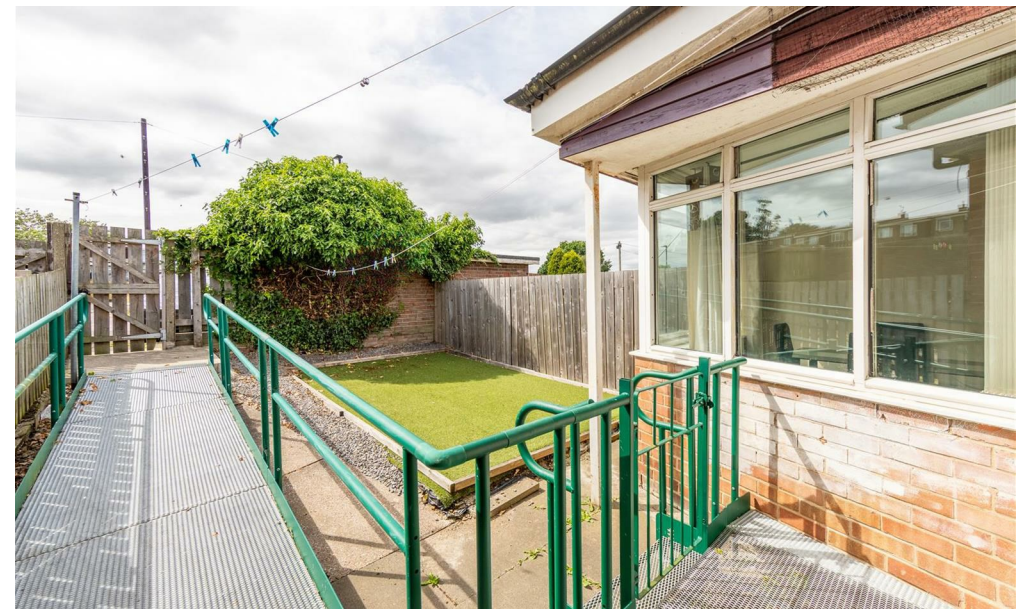
The property is accessed via a door to the front, which leads into a vestibule. Through an internal door is the hallway. The first door on the left is for the family bathroom, fitted with bath with shower over, toilet and pedestal sink.

The first door on the right leads to the main bedroom, which is double in size, and located on the front aspect, which has pleasant views across the green to the front. The next door on the right leads to the open plan living room/diner, which is a good sized space, featuring vaulted ceilings, and multiple windows along with the external rear door.

Stairs on the left in the hallway ascend to the first floor, and feature under stair storage and an additional WC. The final door in the hallway leads through to the gallery style kitchen, fitted with a range of wall and base units, and space for appliances, this space also benefits from the vaulted ceilings found in the living room/diner.

On the first floor, the landing space has a storage cupboard located above the stairs, and two doors leading to bedrooms two and three. Bedroom two is a good sized double, with dual aspect windows letting in lots of natural light, and bedroom three is a good sized single room with views across the green to the front.

Externally, the property has a garden to the rear, which is mostly laid to lawn, and also currently features a disabled access ramp from the parking space to the rear to the back door. To the front, there is a small lawned garden, which leads to a pedestrianised area with a large green.



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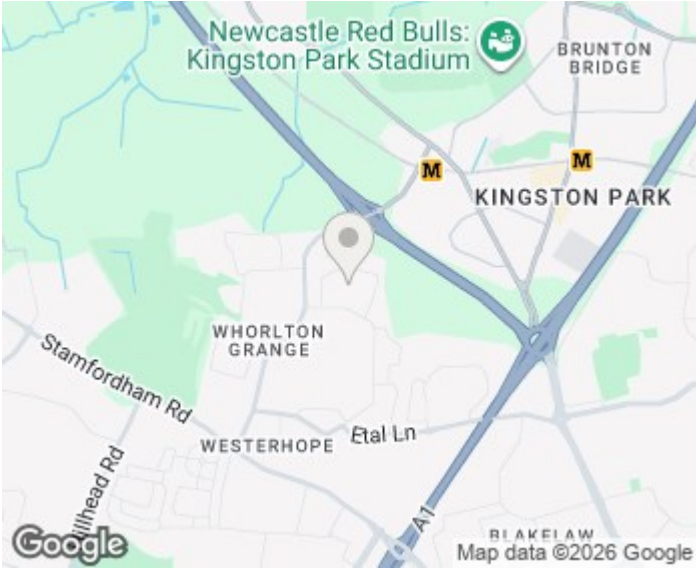
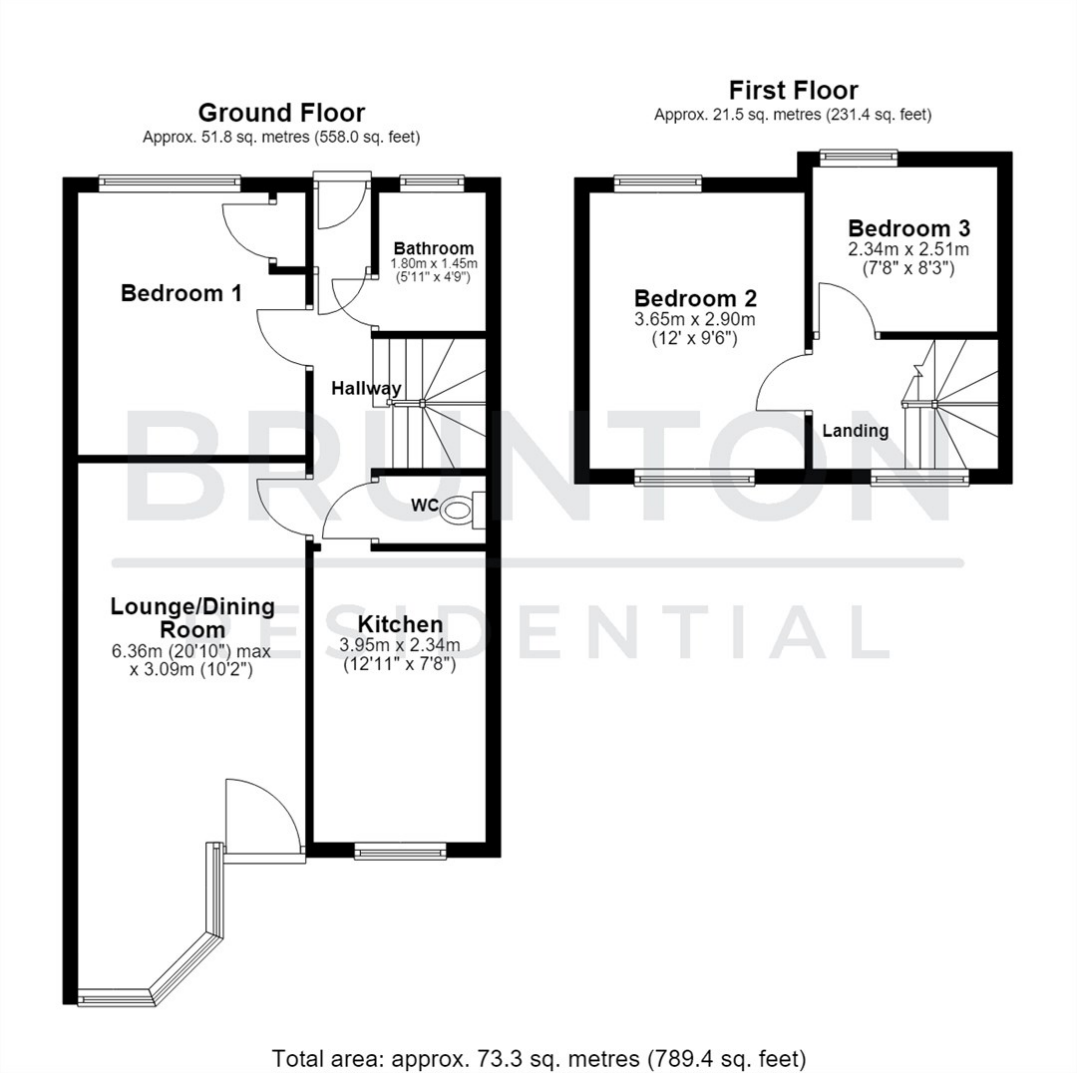
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : A

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

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