

# BRUNTON

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## RESIDENTIAL

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## Caesar Way

Wallsend, NE28 7JL

**\*\*360 VIRTUAL TOUR AVAILABLE\*\* - 2 BEDROOMS - POPULAR LOCATION**

Brunton Residential are pleased to offer to the market this 2 bedroom, mid-terrace home, located on Caesar Way in the popular St Peter's Park development, Wallsend. St Peter's Park is situated just off the Coast Road, providing fantastic access to the Coast, Newcastle City Centre, Silverlink and the A19, as well as being near to major bus routes and popular local schools.

**£130,000**

# 47 Caesar Way

Wallsend, NE28 7JL



Internally, the property is well-proportioned, briefly comprising an entrance hall, good size lounge with double doors leading to the dining kitchen, there is also a ground floor WC. To the first floor there is a large double bedroom to the front, and a second double bedroom to the rear, both with built in storage cupboards, as well as a bathroom with shower over bath.

Externally the property has a private garden to the rear, which gives access to the allocated parking space. Additional on street parking is available.

This home represents fantastic value for money and would make an ideal first time buy, early viewing is recommended to avoid disappointment.

## ON THE GROUND FLOOR

### Lounge

13'11" x 11'3" (4.23m x 3.44m)

### WC

5'5" x 2'9" (1.64m x 0.85m)

### Kitchen/Diner

8'8" x 14'5" (2.64m x 4.40m)

### Bedroom

10'9" x 7'9" (3.28m x 2.35m)

### Bathroom

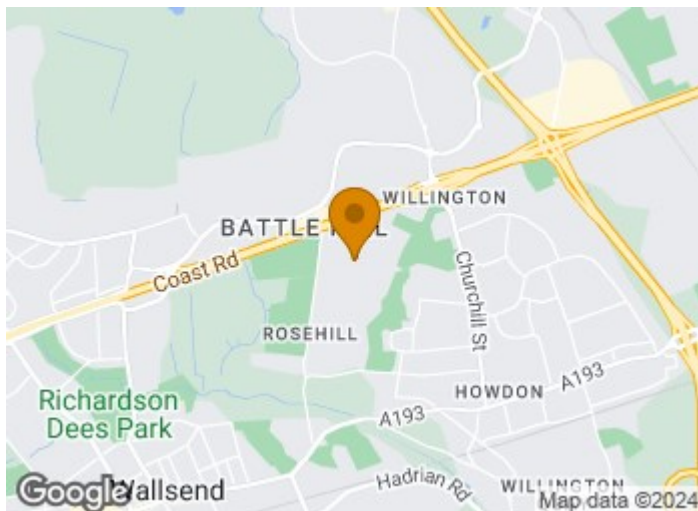
6'5" x 5'8" (1.98 x 1.73)

### Disclaimer

## ON THE FIRST FLOOR

### Bedroom

11'9" x 14'5" (3.59m x 4.39m)



- 360 VIRTUAL TOUR AVAILABLE
- ALLOCATED PARKING
- POPULAR DEVELOPMENT
- TWO BEDROOMS
- REAR GARDEN
- VIEWING RECOMMENDED
- GROUND FLOOR WC
- CLOSE TO THE COAST ROAD

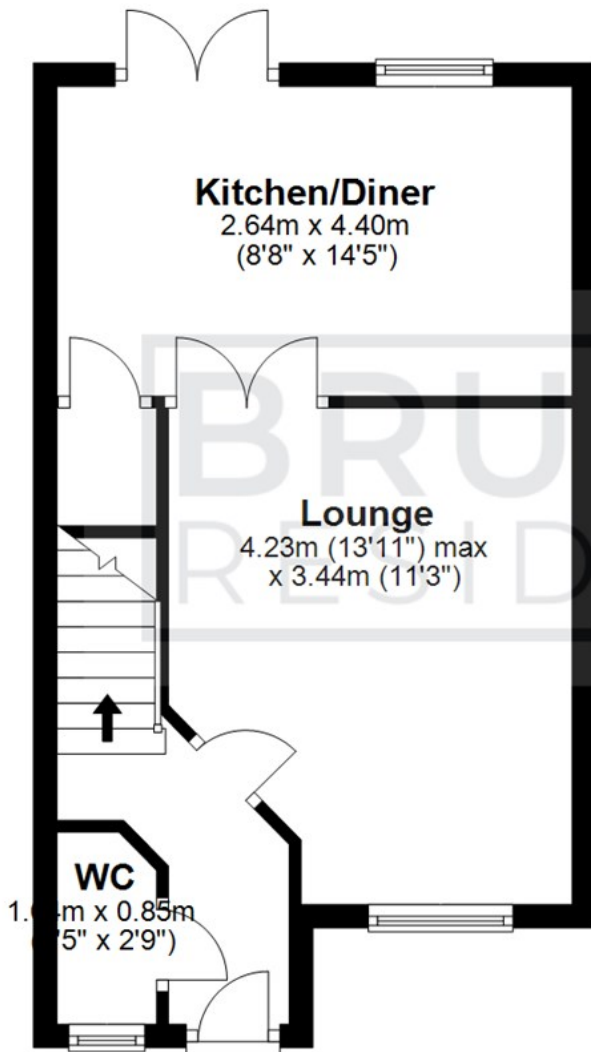




## Floor Plan

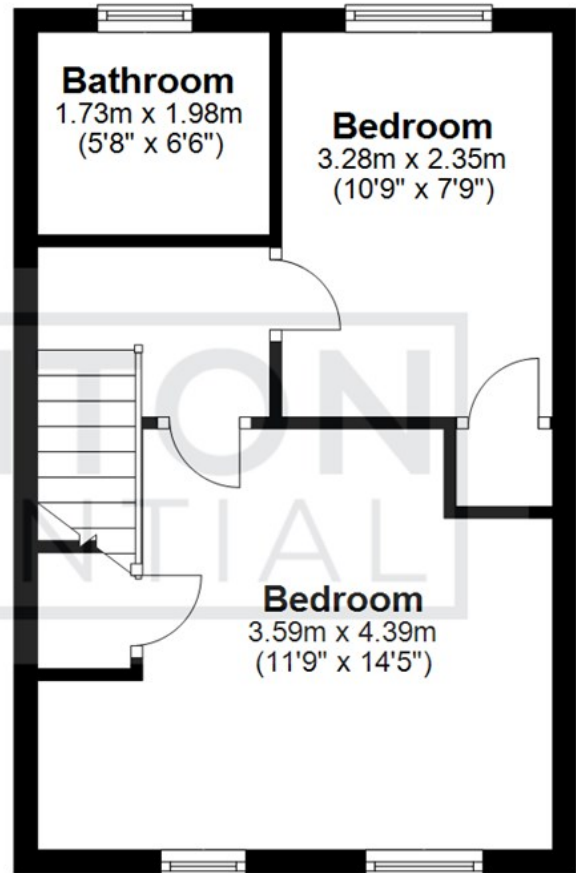
### Ground Floor

Approx. 32.6 sq. metres (351.4 sq. feet)



### First Floor

Approx. 30.7 sq. metres (330.8 sq. feet)



Total area: approx. 63.4 sq. metres (682.1 sq. feet)

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>86</b>	(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>66</b>	(69-80) <b>C</b>		<b>66</b>
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
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	