

T. 01912368347
E. info@bruntonresidential.com
A. Brunton Residential Middleton
W. South, Wagonway Drive, NE13
9RT



Elmwood Park Gardens

Great Park, NE13 9DP

EXCELLENT CONDITION - NO ONWARD CHAIN - PERFECT STARTER HOME

Brunton Residential are delighted to offer for sale this three-bedroom townhouse located on Elmwood Park Gardens in Great Park. This home is in a fantastic condition throughout and would make a perfect home for first time buyers. The property is also being sold with no onward chain.

Offers Over £195,000

19 Elmwood Park Gardens

Great Park, NE13 9DP



Accommodation briefly comprises of; 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 has a range of wall and floor units with coordinated 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. With this being an end of terrace, this home has a Dorma style window to the front, this allows more natural light and a better all round aesthetic to the top floor.

Externally, there are gardens to the rear and pathway access to the property and designated parking space to the front. The rear garden is laid to lawn with patio and pathway access to garden shed with fenced boundaries.

ON THE GROUND FLOOR

Porch

Lounge

15'0" x 9'0" (4.57m x 2.75m)

Kitchen

8'11" x 12'0" (2.72m x 3.67m)

WC

ON THE FIRST FLOOR

Bedroom

8'11" x 12'0" (2.72m x 3.67m)

Bathroom

Bedroom

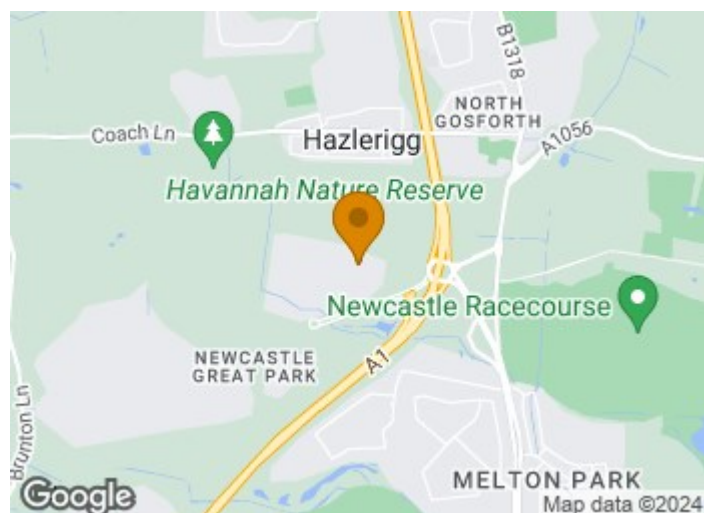
8'8" x 12'0" (2.63m x 3.67m)

ON THE SECOND FLOOR

Bedroom

25'11" x 8'7" (7.90m x 2.61m)

Disclaimer

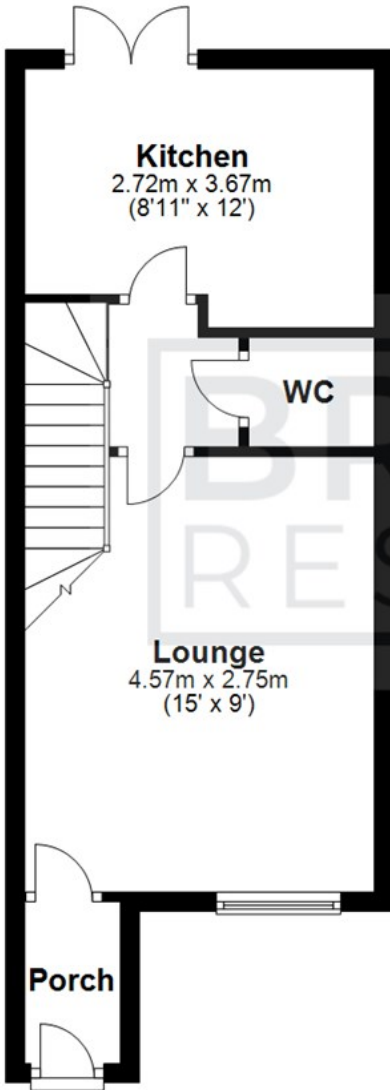


- NO CHAIN
- EXCELLENT CONDITION THROUGHOUT
- DESIRABLE LOCATION
- THREE BEDROOM
- END TERRACE
- OFF-STREET PARKING
- PERFECT FIRST TIME BUY / INVESTMENT OPPORTUNITY
- FREEHOLD
- COUNCIL TAX BAND C

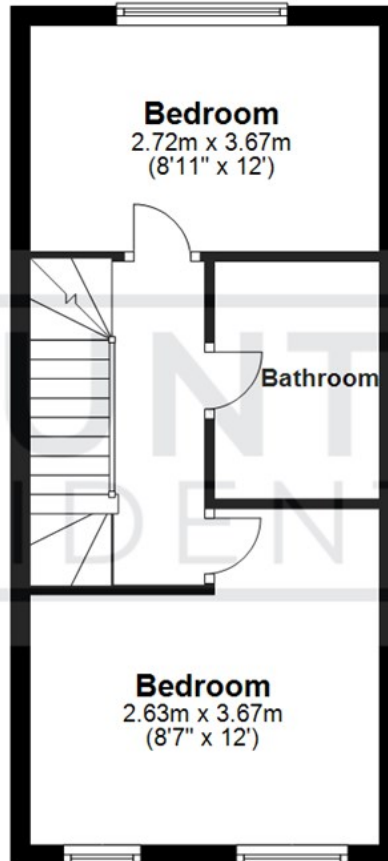


Floor Plan

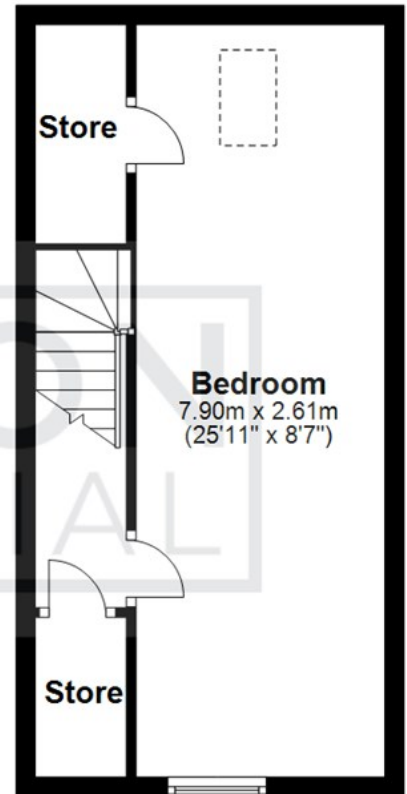
Ground Floor
Approx. 31.3 sq. metres (336.5 sq. feet)



First Floor
Approx. 31.8 sq. metres (341.9 sq. feet)



Second Floor
Approx. 29.0 sq. metres (312.0 sq. feet)



Total area: approx. 92.0 sq. metres (990.4 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 ₂) Rating	
	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
	83	95	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC