

T. 0191 236 8347  
E. [info@bruntonresidential.com](mailto:info@bruntonresidential.com)  
A. 125 St George's Terrace, NE2  
W. 2DN  
[bruntonresidential.com](http://bruntonresidential.com)



## Osprey Walk

Great Park, NE13 9DU

EXCELLENT CONDITION - DRIVEWAY & GARAGE - OPEN ASPECT TO FRONT

Brunton Residential are delighted to offer this three bedroom town house, with garage, located on Osprey Walk in Great Park. The property is in excellent condition through and is situated on the periphery of the estate and as such, has an open aspect to the front.

**Offers Over £230,000**

# 109 Osprey Walk

Great Park, NE13 9DU



This home has accommodation which briefly comprises of: Entrance hallway with access to a family kitchen with double doors to gardens, a second sitting room often which could be used as a home office or snug and a ground floor WC. The modern kitchen has a range of wall and floor units and coordinated work surfaces with some fitted appliances. The first floor landing offers access to a full width lounge with recently installed media wall and French doors to a Juliette balcony and a master bedroom with ensuite shower room. Finally the top floor offers two well sized double bedrooms along with a family bathroom WC.

Externally, there is a small lawned town garden to the front with pathway access to the property while to the rear there is a private garden consisting of a range of lawned and paved areas with walled & fenced boundaries and gated access to the rear. There is a long driveway which offers off street parking and access to the detached garage.

For more info and to book your viewing please call our sales team on 0191 2368347.

## ON THE GROUND FLOOR

Hall

WC

Office/Snug

9'11" x 9'4" (3.03m x 2.85m)

Kitchen/Diner

12'11" x 13'3" (3.93m x 4.03m)

Garage

## ON THE FIRST FLOOR

Landing

Lounge

9'1" x 13'3" (2.78m x 4.03m)

Bedroom

9'9" x 13'3" (2.96m x 4.03m)

En-suite

## ON THE SECOND FLOOR

Landing

Bedroom

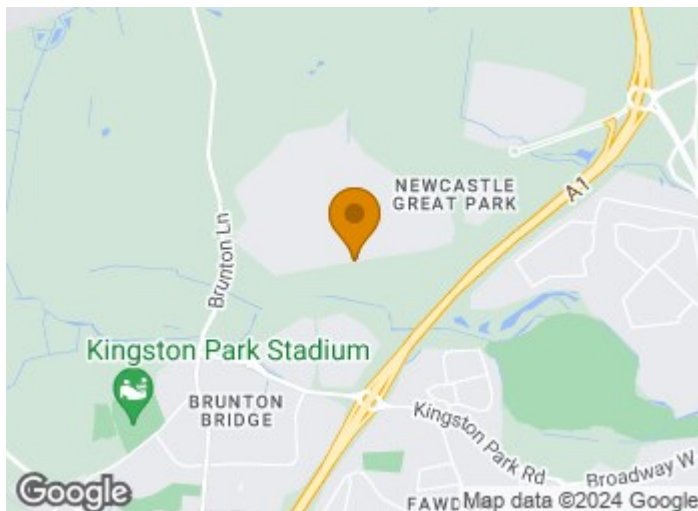
10'2" x 13'3" (3.09m x 4.03m)

Bedroom

9'9" x 13'3" (2.96m x 4.03m)

Shower Room

Disclaimer

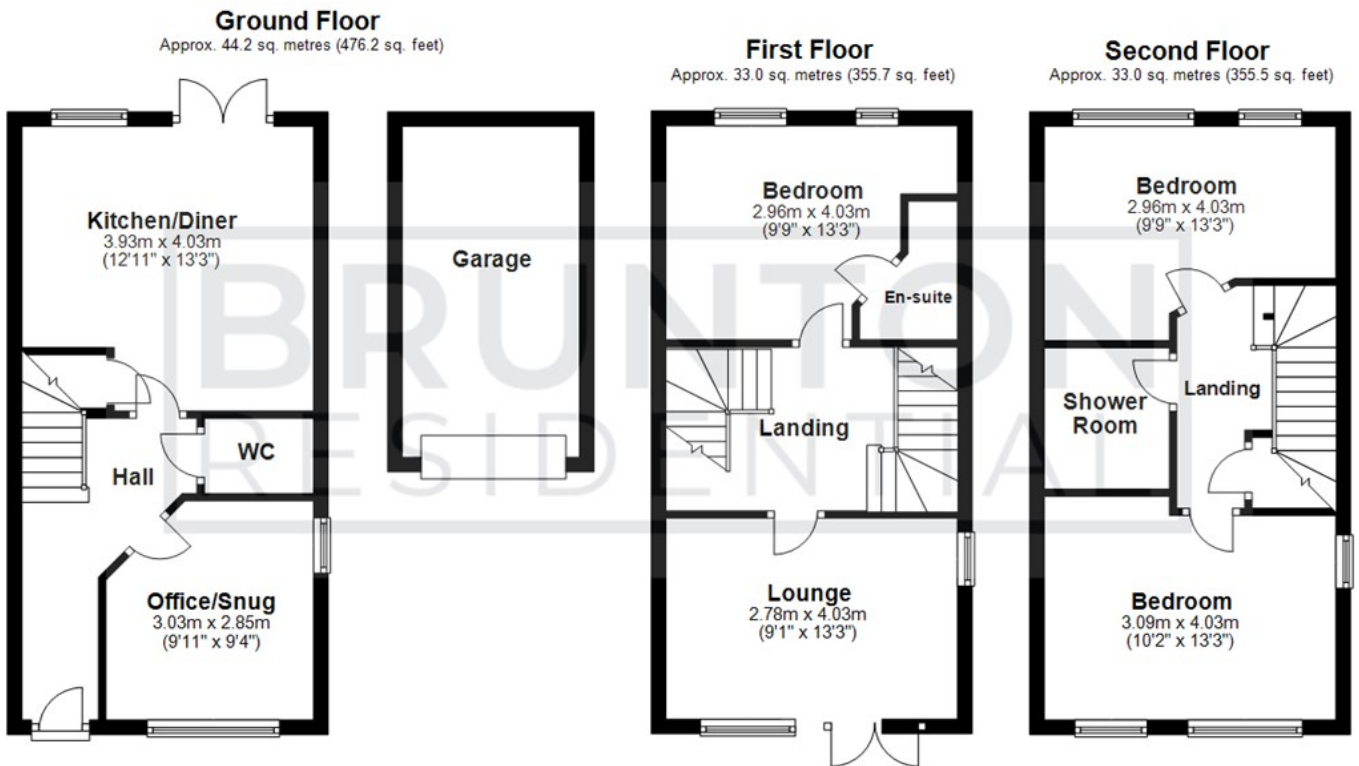


- EXCELLENT CONDITION
- MODERN KITCHEN & BATHROOMS
- TOWNHOUSE
- FRONT & REAR GARDENS
- THREE BEDROOMS
- GARAGE & DRIVEWAY





## Floor Plan



**Total area: approx. 110.3 sq. metres (1187.4 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.

