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9RT



## Osprey Walk

Great Park, NE13 9DU

THREE BEDROOMS - DRIVEWAY WITH GARAGE - CORNER PLOT

Brunton Residential are delighted to offer for sale this fantastic townhouse located in the popular area of Great Park. This three bedroom home offers spacious accommodation across all three floors. It situated within close proximity to local amenities, schools and provides access routes to Gosforth High Street and the City Centre.

**Offers Over £230,000**

# 105 Osprey Walk

## Great Park, NE13 9DU



Accommodation briefly comprises of: Entrance hallway with access to a family kitchen with French doors leading to the rear gardens, a second reception room could be used as an office space or a snug, next to this you will find a convenient 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 inviting lounge featuring French doors to a Juliette balcony and also a fantastic master bedroom with stylish 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 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

Office/Snug

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

WC

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

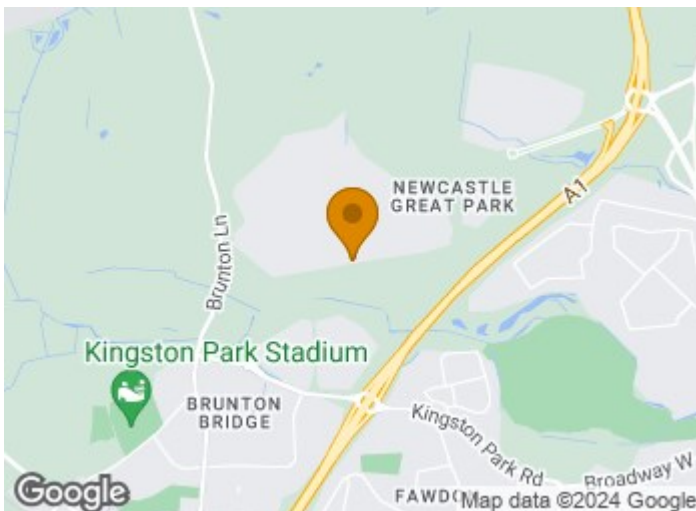
10'2" x 13'3" (3.09m x 4.03m)

Bathroom

Bedroom

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

Disclaimer



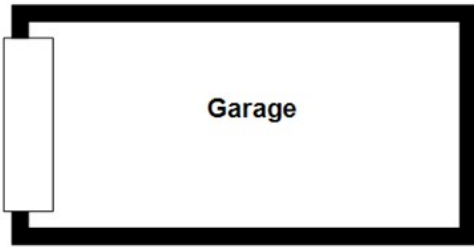
- THREE BEDROOM
- THREE STOREY
- GARAGE
- END TYERRACE
- 360 VIRTUAL TOUR
- GREAT PARK



## Floor Plan

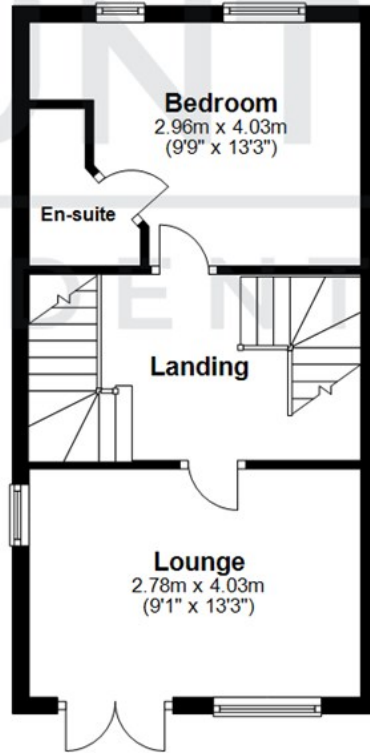
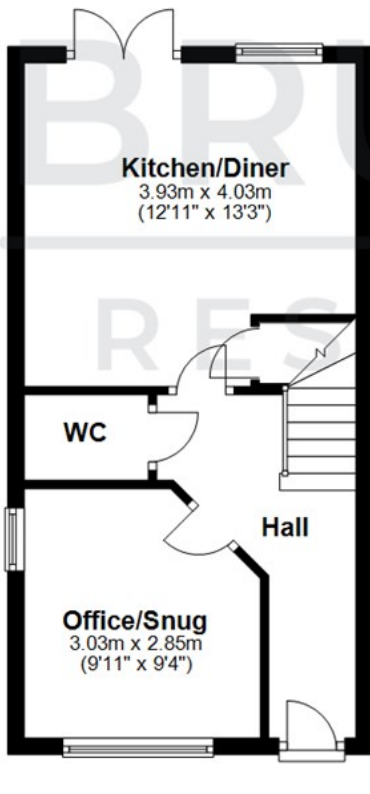
### Ground Floor

Approx. 46.2 sq. metres (497.3 sq. feet)



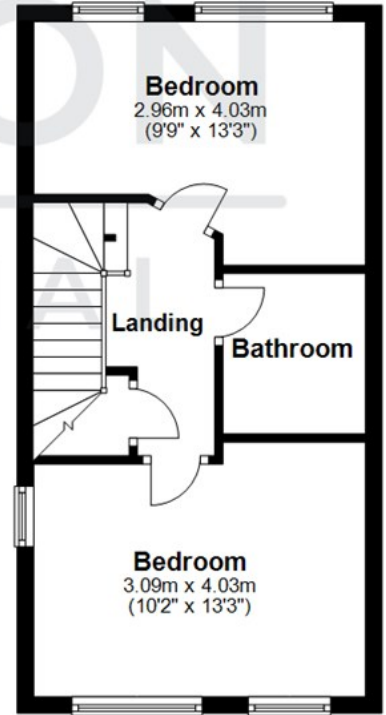
### First Floor

Approx. 33.0 sq. metres (355.7 sq. feet)



### Second Floor

Approx. 33.0 sq. metres (355.5 sq. feet)



Total area: approx. 112.3 sq. metres (1208.5 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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	