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## Roseden Way

### Great Park Newcastle Upon Tyne, NE13 9DS

LUXURY CONDITION - SOUTH FACING GARDENS - GREAT LOCATION

Brunton residential are delighted to offer for sale this three-bedroom townhouse located on Roseden Way in Great Park. This home is in a stunning condition throughout and has an excellent South facing garden to the rear.

**£200,000**

# 229 Roseden Way

Great Park Newcastle Upon Tyne, NE13 9DS



Accommodation briefly comprises: Entrance hallway with access to the lounge, the lounge has a panelled feature wall and partial media wall, an internal hallway includes a staircase to the first floor and a WC while the fitted kitchen has a range of wall and floor units with coordinated work surfaces and 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 and an office space. With this being an end of terrace, this home has a Dormer style window to the front, this allows more natural light and a better all round aesthetic to the top floor.

Externally, there is a small town garden to the front with pathway access to the property. The rear of the property offers an artificial lawned garden with paved area and fenced boundaries. This is one of few properties that offers double private parking.

Great Park is situated to the North of Newcastle Centre and offers easy access North and South via the A1, Newcastle City Centre, Newcastle Airport and Newcastle Race course.

For more info and to book viewings, please call our Great Park team on 0191 2368347.

## ON THE GROUND FLOOR

Hall

Lounge

15'0" x 12'0" (4.57m x 3.67m)

Kitchen

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

WC

3'9" x 4'4" (1.15m x 1.32m)

## ON THE FIRST FLOOR

Landing

Bedroom

7'10" x 12'0" (2.38m x 3.67m)

Bedroom

10'11" x 12'0" (3.32m x 3.67m)

Bathroom

## ON THE SECOND FLOOR

Bedroom

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

Disclaimer



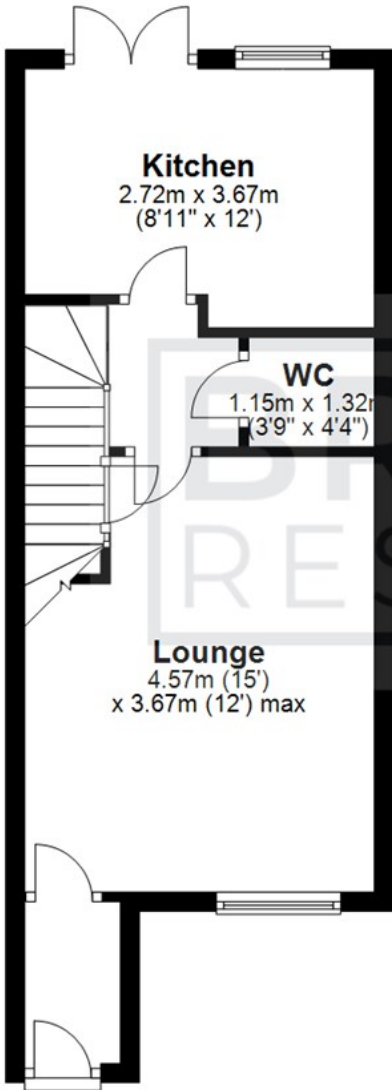
- END LINK HOME
- ALLOCATED DOUBLE PARKING
- LUXURY CONDITION
- SOUTH FACING GARDEN
- THREE BEDROOMS
- GREAT CONDITION



## Floor Plan

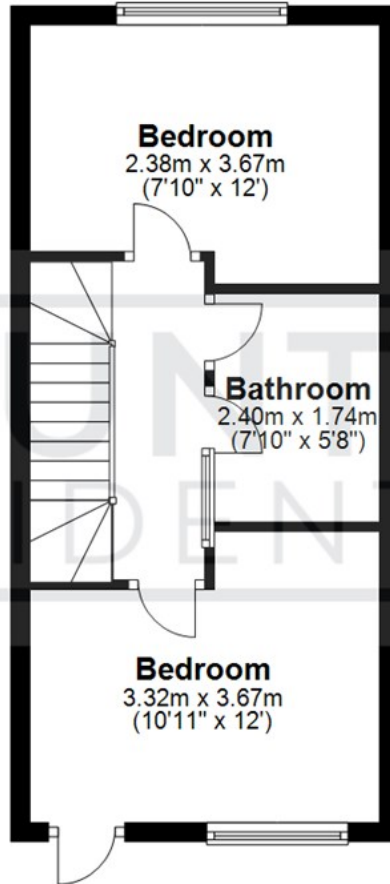
### Ground Floor

Approx. 33.4 sq. metres (359.2 sq. feet)



### First Floor

Approx. 29.7 sq. metres (319.2 sq. feet)



### Second Floor

Approx. 29.3 sq. metres (315.6 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.

