

BRUNTON

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ELEMORE CLOSE, GREAT PARK, NE13

£230,000

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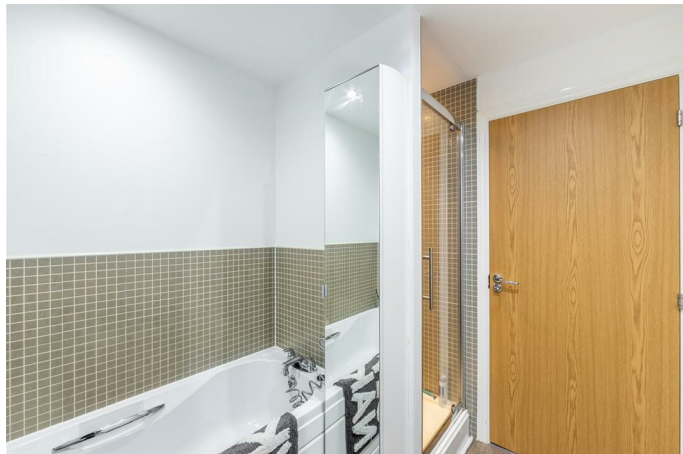
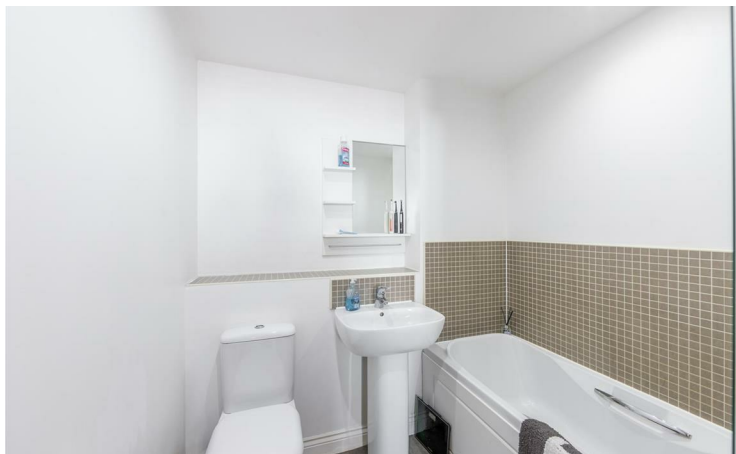


Brunton Residential are delighted to bring to the market this well-presented three-bedroom end terrace house, situated in Great Park. The property offers well-proportioned accommodation, including a spacious living room, a well-appointed kitchen, three spacious bedrooms and a lovely rear garden.

Located in the sought-after Great Park area, this home enjoys easy access to a variety of local amenities, including shops, parks, and schools. Excellent transport links ensure convenient connections to Newcastle city centre and surrounding areas.

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Upon entering, you are welcomed into an entrance hall with wood-effect flooring that extends through the hallway and into the lounge. To the right, at the front of the property, is a well-appointed modern kitchen, featuring a range of floor and wall units with a tiled backsplash and tiled flooring, integrated appliances, and space for additional appliances. A convenient WC is also located on the ground floor.

At the rear, the spacious lounge enjoys views over the garden and provides direct access via a rear door.

Upstairs, the landing leads to two well-proportioned bedrooms. The first is a comfortable double, while the second offers versatility as a home office or nursery. The family bathroom is also on this floor, complete with a bath, separate shower, and wash basin.

The second floor is dedicated to a generously sized bedroom, enhanced by Velux windows, with the added benefit of a storage cupboard on the landing.

Externally, the property enjoys a well-maintained rear garden, mainly laid to lawn with a decking area, all enclosed by fencing. A driveway leads to a garage.



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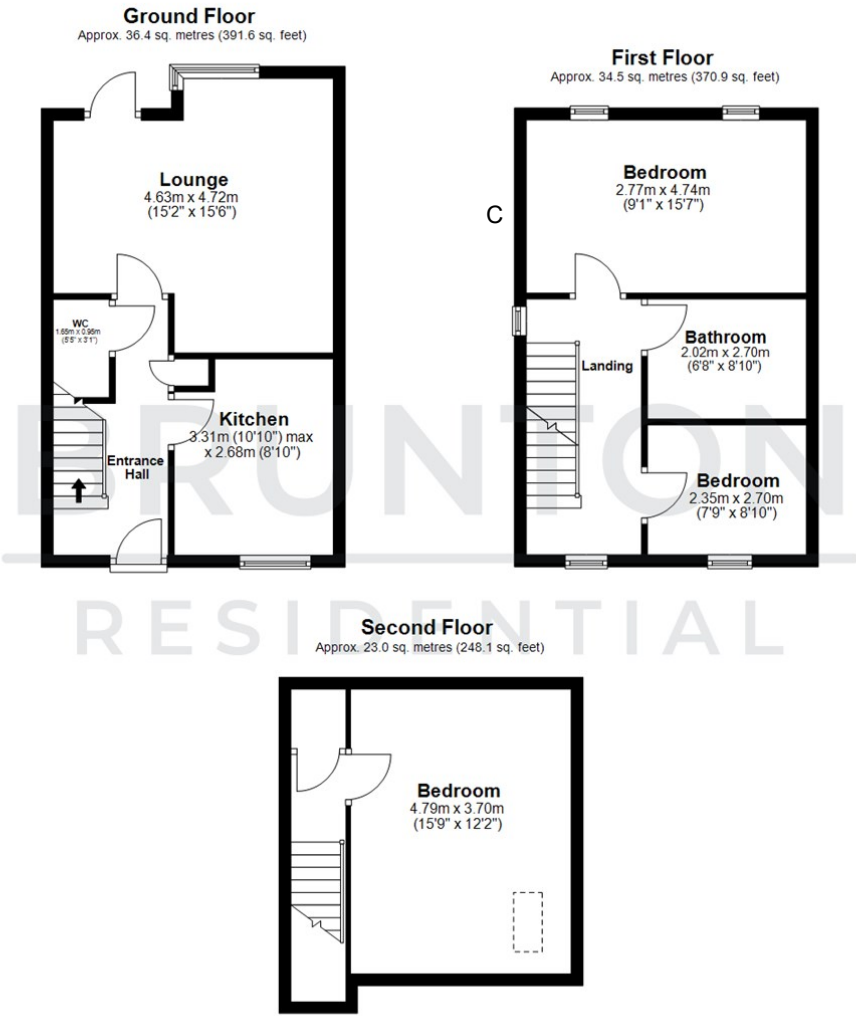
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TENURE : Freehold

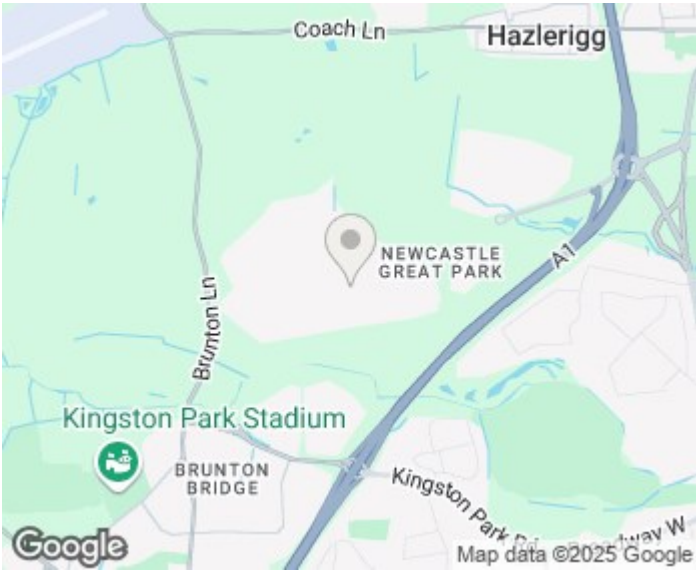
LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : C

EPC RATING : C



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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	