

# BRUNTON

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## RESIDENTIAL



**OSPREY WALK, GREAT PARK, NE13**

**£1,050 Per Month**

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### TWO BEDROOM | SEMI DETACHED | SOUTH FACING REAR GARDEN | UNFURNISHED

Brunton Residential are delighted to offer for sale this modern two-bedroom semi detached family home in on Osprey Walk in Great Park.

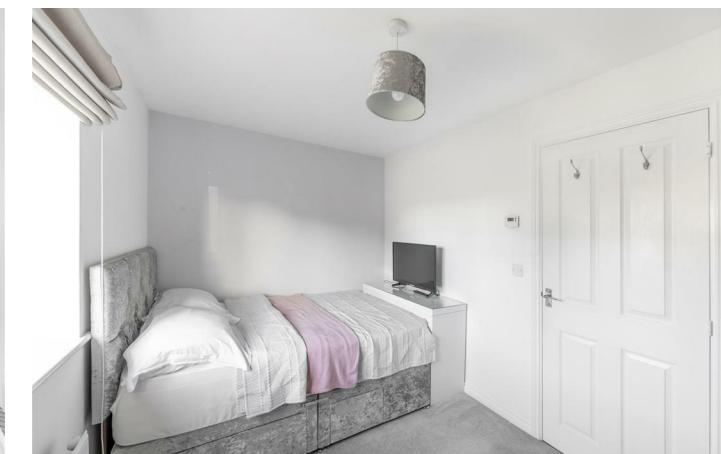
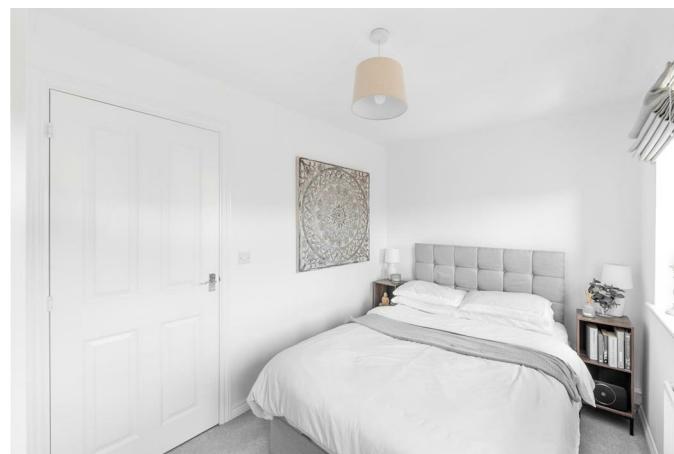
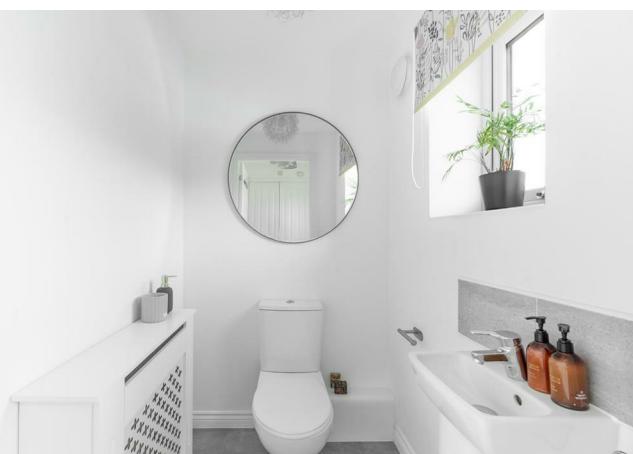
The property offers suburban tranquillity with easy access to local amenities. Nearby schools cater well to families. Nature enthusiasts will enjoy Big Waters Nature Reserve and Kingston Park, perfect for outdoor activities.

Kingston Park Shopping Centre, with Tesco Extra and a variety of shops and cafes, is just a short distance away. Excellent transport links, including the A1 and Kingston Park Metro Station, ensure swift access to Newcastle city centre and beyond.

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Internally, you are greeted by an entrance hall that leads into a contemporary kitchen featuring sleek cabinetry and a stylish design. The kitchen seamlessly flows into the open-plan lounge, creating a spacious and inviting living area. From the lounge, double doors open to the rear garden, allowing natural light to flood the space. A convenient WC completes the ground floor.

Upstairs, you'll find two good-sized bedrooms, each offering ample space. A central bathroom serves both of these rooms.

Externally, the property benefits from a rear garden, perfect for outdoor relaxation, as well as off-street parking for added convenience.

### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

### Council Tax Band B



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TENURE :

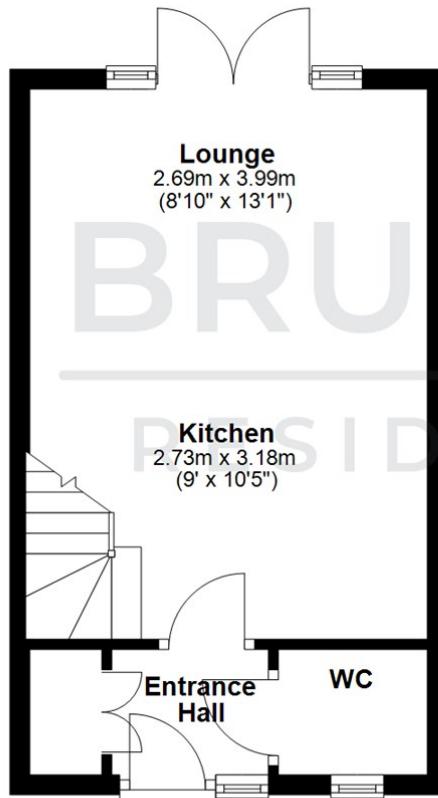
LOCAL AUTHORITY :

COUNCIL TAX BAND : B

EPC RATING : B

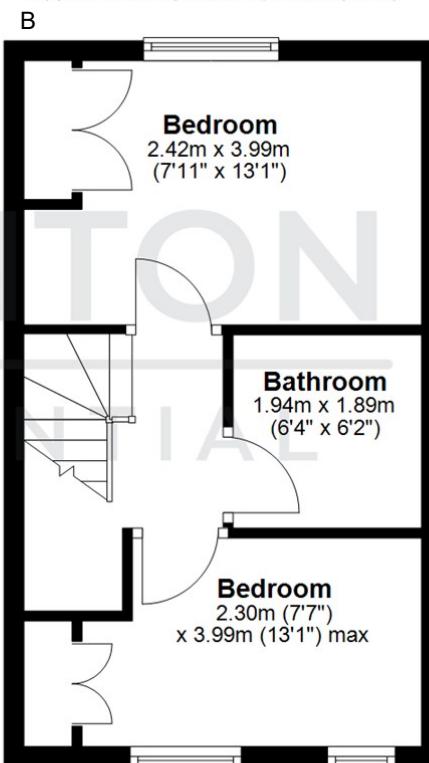
### Ground Floor

Approx. 24.3 sq. metres (261.0 sq. feet)

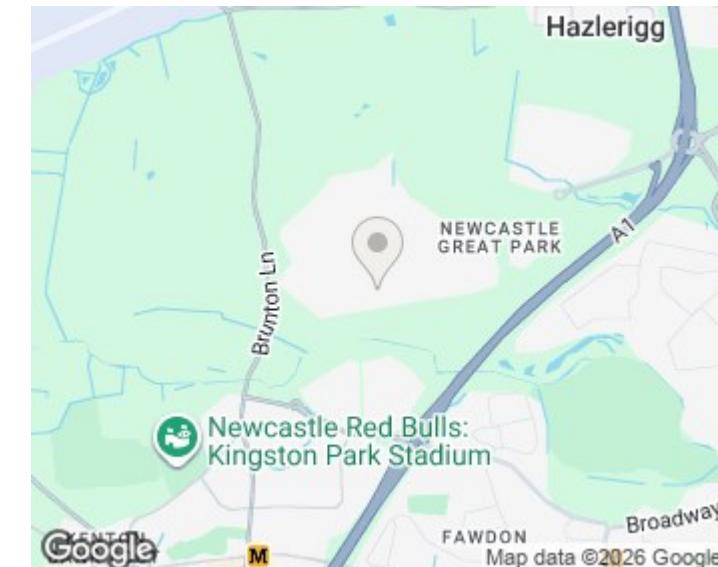


### First Floor

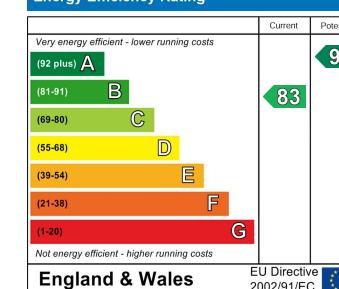
Approx. 27.1 sq. metres (291.8 sq. feet)



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



#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating

