

BRUNTON

RESIDENTIAL



ROSEDEN WAY, GREAT PARK, NE13

Offers Over £195,000

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THREE BEDROOM | TOWNHOUSE | IDEAL FIRST TIME BUY

Brunton Residential are delighted to offer for sale this charming 'Swale' by Persimmon located on Roseden Way in the sought after Great Park. This property boasts a spacious reception room, with three cosy bedrooms,

Situated in a welcoming neighbourhood, offering an ideal blend of urban convenience and green spaces. Nearby, residents enjoy access to several local parks, including the scenic Havannah Nature Reserve, perfect for leisurely walks and family outings. The area is well-served by reputable schools, making it appealing for families. A range of local shops, supermarkets, and dining options are conveniently close, providing daily essentials and more.

Transport links are excellent, with frequent bus services and easy access to major roads, including the A1, ensuring smooth commutes to Newcastle city centre and beyond.

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Internally, you are welcomed by a hallway that flows into a spacious lounge, creating an inviting and comfortable first impression. Towards the back of the home, you'll find an open-plan kitchen and dining area, perfect for family meals, with double doors that open directly onto the South facing rear garden, extending the living space outdoors. A convenient WC completes the ground floor layout.

Upstairs, the first floor hosts two well-proportioned bedrooms, both spanning the depth of the property, served by a centrally located three piece bathroom with shower over the bath, providing privacy and comfort.

The second floor is dedicated to a generously sized third bedroom, ideal as a main bedroom or flexible living space.

Externally, the property offers a private rear garden for outdoor relaxation and allocated off-street parking to the front, enhancing both convenience and appeal.

Tenure

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

Council Tax Band C



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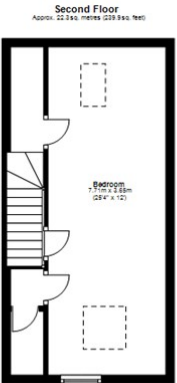
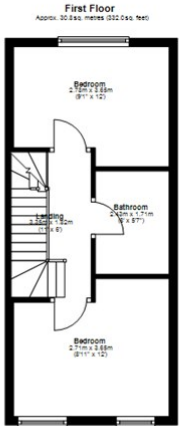
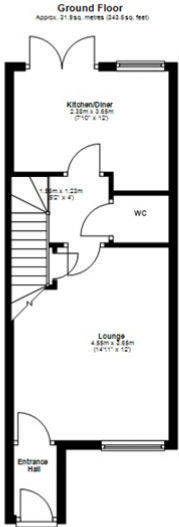
TENURE : Freehold

LOCAL AUTHORITY :

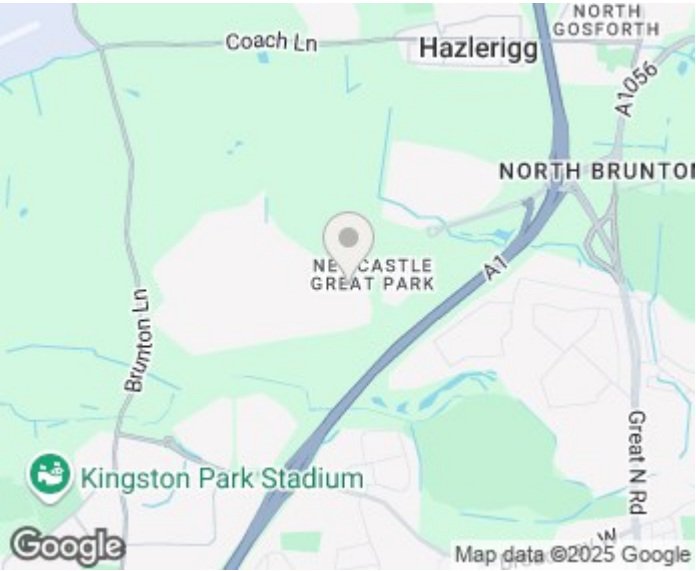
COUNCIL TAX BAND : C

EPC RATING : C

C



Dimensions are approximate and for guidance only. They do not include the thickness of walls.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	77	
(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		