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CANTERBURY WAY, WIDEOPEN, NE13

Offers Over £200,000

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Well-Proportioned Three-Bedroom Semi-Detached Bungalow Positioned on Canterbury Way Within the Popular Woodlands Park Development in Wideopen. Offering a Conservatory, Integral Garage, Enclosed Rear Garden, and Driveway Parking for Multiple Vehicles.

This well-presented home features three well-sized bedrooms, a modern shower room, a well-equipped kitchen, and a bright conservatory overlooking the garden.

Set within the sought-after Woodlands Park development, the property enjoys a quiet residential location with easy access to local amenities, shops, and open green spaces. Strong transport links nearby provide convenient travel into Newcastle city centre and across the wider region.

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The internal accommodation briefly comprises: A welcoming hallway which provides access to all rooms. To the front of the property is a large lounge with a bay window. There are two well-proportioned bedrooms, including a generous principal bedroom. Both bedrooms are served by a modern shower room, fitted with a shower cubicle, washbasin, and WC.

The hallway leads into a well-equipped kitchen, complete with a range of wall and base units and providing internal access to the integral garage. To the rear is a dining room, offering a comfortable space with ample natural light. From here, doors open into a bright conservatory, which enjoys views over the rear garden.

Externally, the property benefits from a good-sized driveway leading to the integral garage, providing ample off-street parking. To the rear, there is a private, enclosed garden—mainly laid to lawn—with well-stocked borders and fenced boundaries, offering a pleasant and secure outdoor setting.



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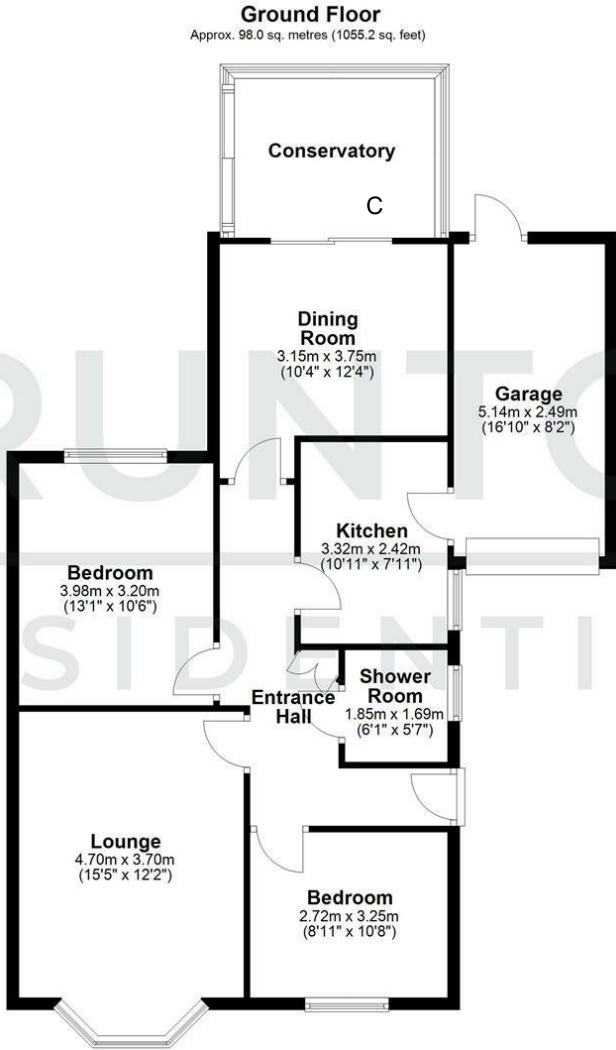
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TENURE : Leasehold

LOCAL AUTHORITY : North Tyneside Council

COUNCIL TAX BAND : C

EPC RATING : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC