

# BRUNTON

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## RESIDENTIAL



**DATALLER DRIVE, HAVANNAH PARK, NE13**

**Offers Over £230,000**



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THREE BEDROOMS | NO FORWARD CHAIN | DETACHED GARAGE

Brunton Residential are delighted to present for sale this modern semi-detached house located in the sought-after area Havannah Park estate with no onward chain. The property features three well-proportioned bedrooms, en suite and a great - West facing rear garden with detached garage.

This home is situated in a well-connected area with excellent local amenities. including a range of nearby shops, supermarkets and schools with some excellent pubs and restaurants located in nearby Dinnington and Gosforth.



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Brunton Residential are delighted to welcome to the market this stunning semi detached three bedroom family home set over three floors. Briefly comprising; entrance hallway with stairs to the first floor, lounge with forward facing window that leads to the kitchen dinner spanning the width of the property with ample work surface area, ground floor WC and French doors onto the rear garden.

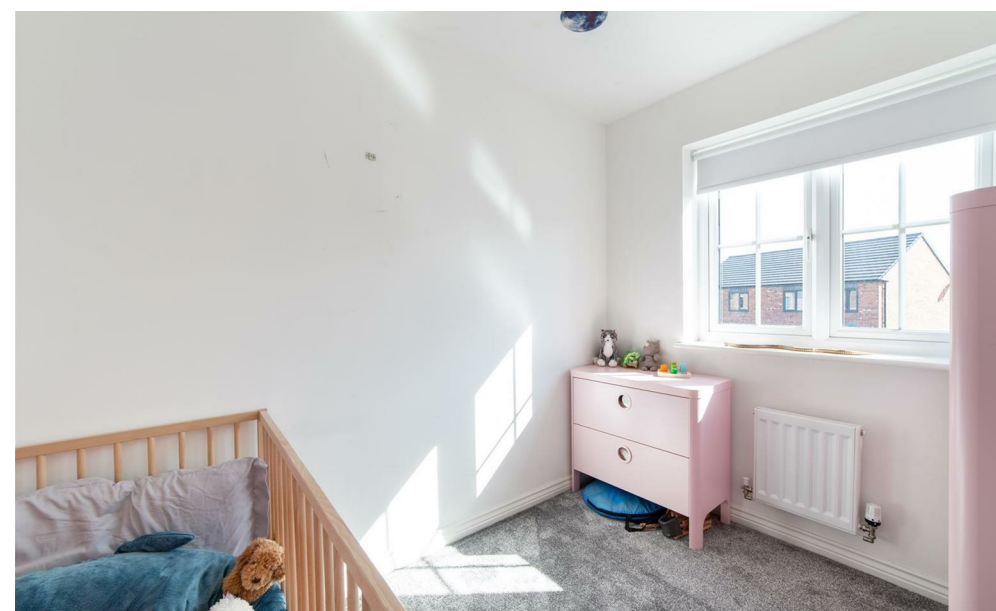
Off the landing to the first floor there are two bedrooms, bedroom two with built in storage, the family three piece bathroom and a handy landing space that can be utilised and an office space. The second floor is dedicated to the master bedroom with built in wardrobes and en suite shower room.

Externally there is a small easy to maintain garden to the front and a West facing rear garden with patio area, ideal for alfresco entertaining as well as the detached garage.

### 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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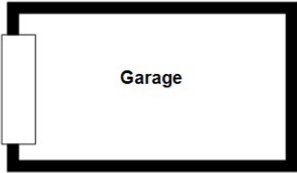
TENURE : Freehold

LOCAL AUTHORITY : Newcastle

COUNCIL TAX BAND : C

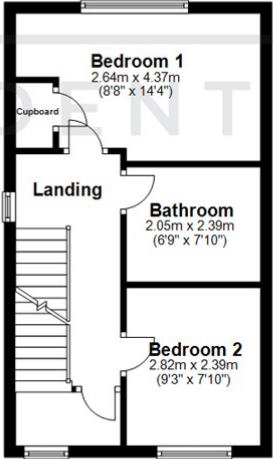
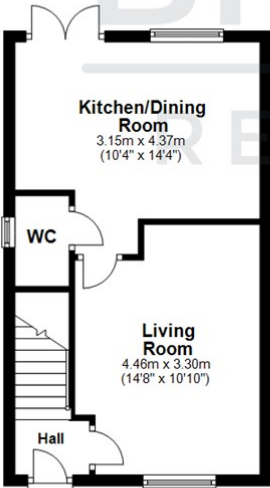
EPC RATING : B

**Ground Floor**  
Approx. 46.2 sq. metres (496.8 sq. feet)

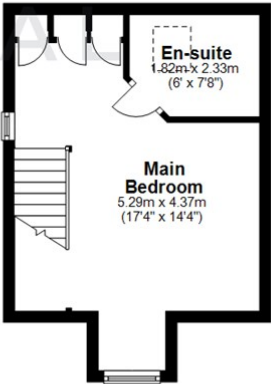


C

**First Floor**  
Approx. 33.7 sq. metres (362.3 sq. feet)



**Second Floor**  
Approx. 24.4 sq. metres (262.1 sq. feet)



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) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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