

BRUNTON

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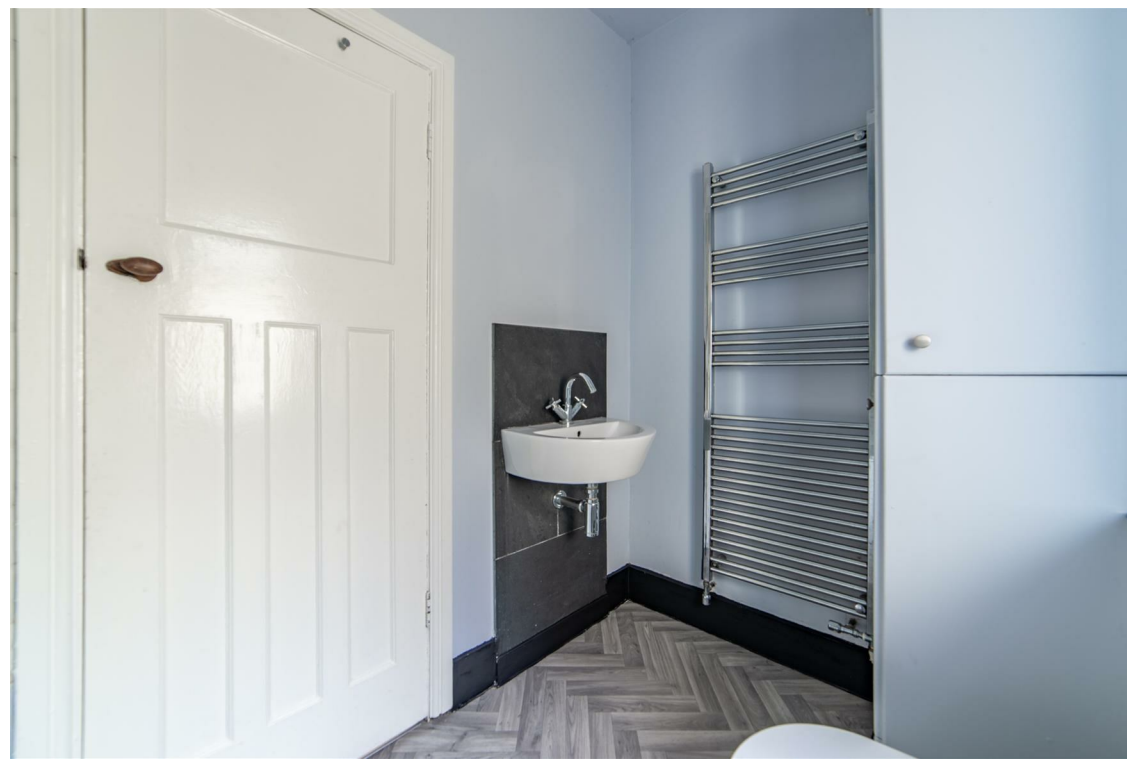
DANBY GARDENS, HEATON, NE6

Offers Over £160,000

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Three-bedroom ground-level flat located on Danby Gardens in Newcastle Upon Tyne.

This well-maintained flat features a spacious lounge, a modern kitchen equipped with ample storage and work surfaces, and a family bathroom. All three bedrooms are well-proportioned, offering comfortable accommodation ideal for family living.

The property is situated in a popular residential area with convenient access to local shops, amenities, and well-regarded schools. Excellent transport links are available nearby, including easy access to bus routes and Metro services, providing straightforward connections to Newcastle City Centre and surrounding areas.

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The internal accommodation comprises: an entrance hallway with a storage cupboard to the right. The hallway leads to three well-proportioned bedrooms, two of which are located to the front of the property.

The bedroom to the rear features a bay window. The hallway and bedrooms are carpeted, adding comfort throughout these areas. The hallway also leads to a spacious lounge area featuring wooden floors and French doors opening out onto the rear garden. The lounge leads into a modern kitchen where the wooden flooring continues, with integral appliances and floor and wall units providing ample storage and work surface space. The kitchen leads into a family bathroom with a bath and overhead shower, WC, and washbasin. The family bathroom has wooden floors and partially tiled walls.

Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative. The flat informs part of a peppercorn lease arrangement. Where the ground floor own the freehold to the flat upstairs and upstairs owns the freehold to the ground floor flat on a zero rent basis

Council Tax Band A



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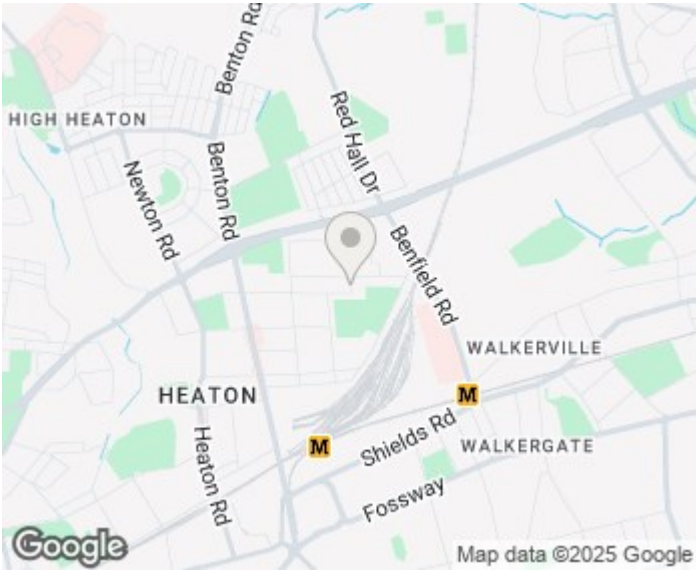
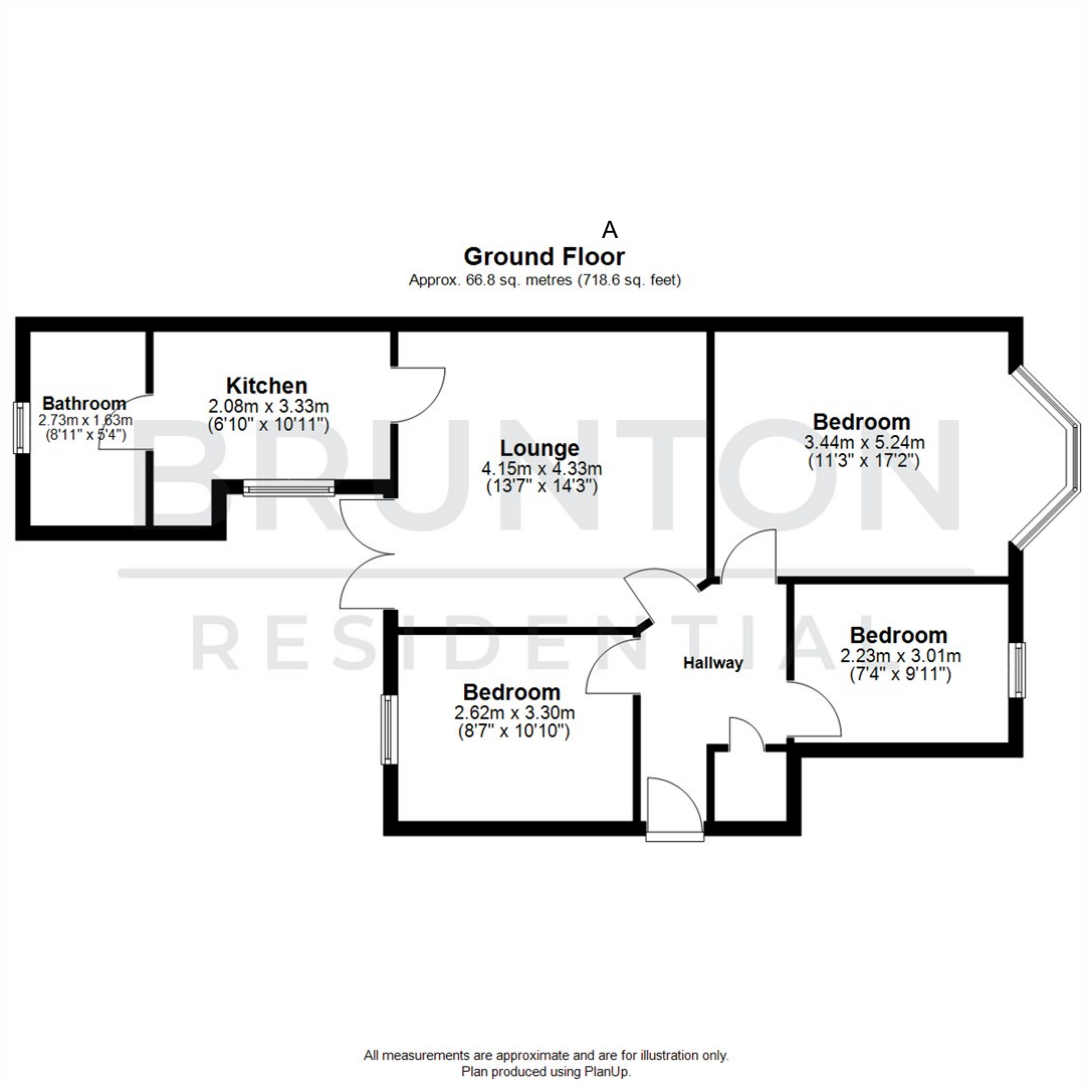
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : A

EPC RATING : C



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
	69	76			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		