

# BRUNTON

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RESIDENTIAL



**FELLSIDE ROAD, WHICKHAM, NE16**

Offers Over £325,000

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### TWO BEDROOMS – DETACHED BUNGALOW – DOUBLE GARAGE

Brunton Residential are pleased to market this well-presented two-bedroom detached bungalow, located in a quiet cul-de-sac.

The property offers a spacious living room, kitchen/diner, two double bedrooms, a bathroom, separate WC, and a double garage. Externally, there are enclosed gardens to the front and rear, as well as off-street parking.



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Upon entering, you are welcomed by a practical entrance porch, ideal for storing coats and shoes. This leads into the main hallway, which provides access to a front-facing living room, two generous double bedrooms, a family bathroom, a storage cupboard, and a passage connecting to the kitchen/diner, a separate WC, a double garage, and an additional storage cupboard.

The living room is bright and flexible, featuring large dual aspect windows that flood the space with natural light and comfortably accommodate freestanding furniture.

The kitchen/diner is fitted with shaker-style wall and base units, contrasting laminate worktops, and integrated appliances including an electric oven, hob with extractor fan, fridge, and dishwasher. It also benefits from dual aspect windows and plenty of space for a dining table.

Both bedrooms are well-proportioned doubles, with the second bedroom offering a range of fitted wardrobes and drawers for added convenience.

The fully tiled bathroom includes modern ceiling cladding, a fitted bath with overhead shower, and a washbasin set into a large vanity unit with generous storage.

Externally, the front garden is landscaped with a well-kept lawn and established shrubs and hedges. A side path leads to the rear garden, which features a paved patio and lawn. A tarmac driveway offers ample off-street parking and access to the double garage.



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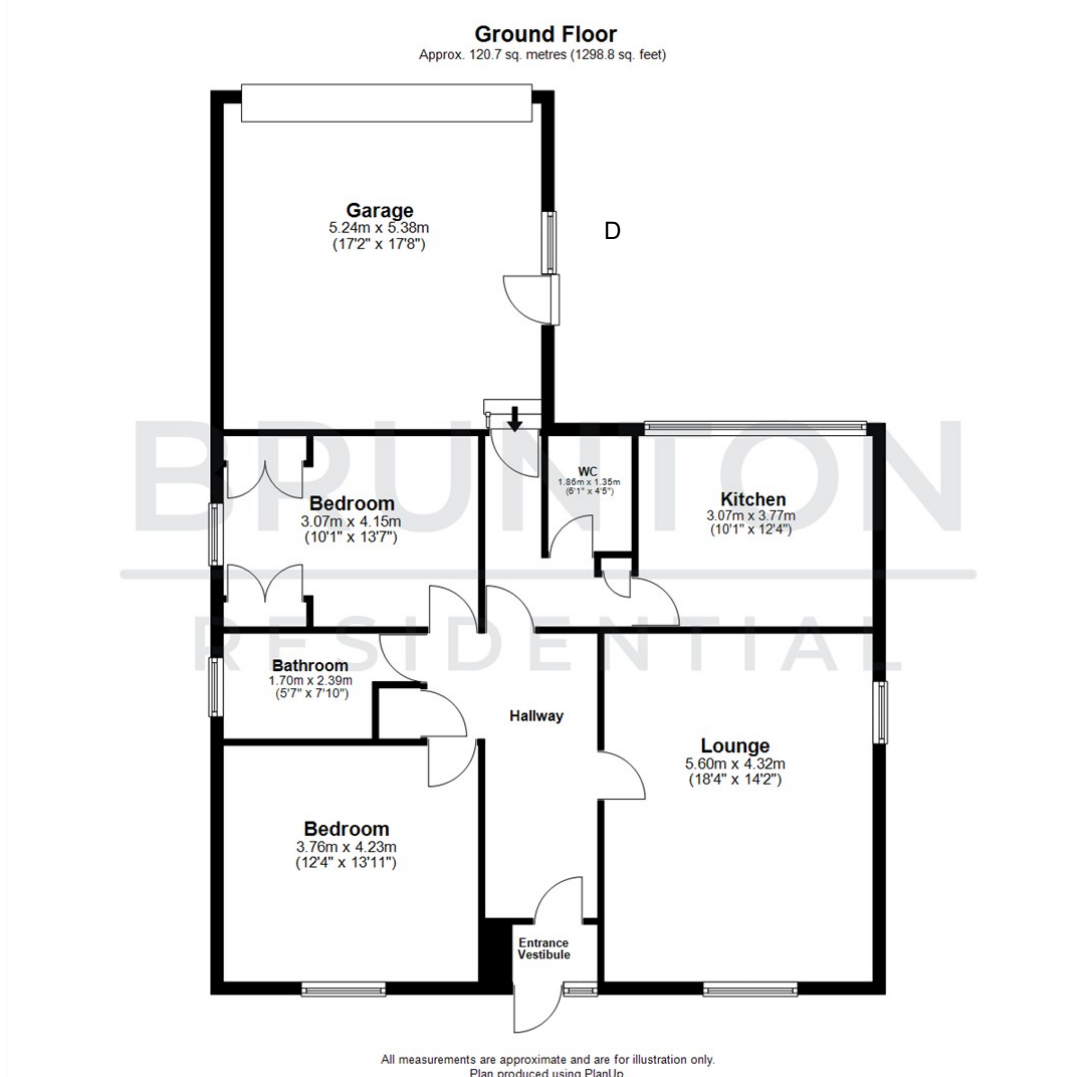
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Tyne and Wear CC

COUNCIL TAX BAND : D

EPC RATING : C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>70</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	