

# BRUNTON

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## RESIDENTIAL



**DALTON, NEWCASTLE UPON TYNE**

**£1,700 Per Month**



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Nestled in the charming area of Dalton, Newcastle Upon Tyne, this delightful country home offers a perfect blend of comfort and style. Available from the 5th of January for a 6 month tenancy, this well-presented property is furnished.

Boasting three spacious bedrooms, this home is ideal for families or professionals seeking a peaceful retreat. The open-plan design of the reception room creates a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout allows for a seamless flow between living spaces, enhancing the overall sense of space and light.

The property features a well-appointed bathroom, ensuring convenience for all residents. With an Energy Performance Certificate rating of D, this home balances energy efficiency with the charm of country living.

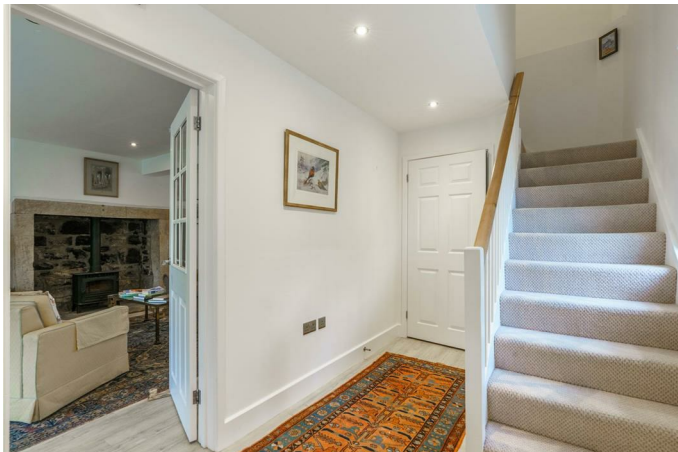
At a rental price of £1,750 per calendar month, this property represents an excellent opportunity for those looking to enjoy the tranquillity of country life while still being within easy reach of the amenities and attractions of Newcastle Upon Tyne.



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TENURE :

LOCAL AUTHORITY : Northumberland  
County Council

COUNCIL TAX BAND : D

EPC RATING : D

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100*
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC