

# BRUNTON

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## RESIDENTIAL



**MANOR PARK, NEWCASTLE UPON TYNE, NE7**

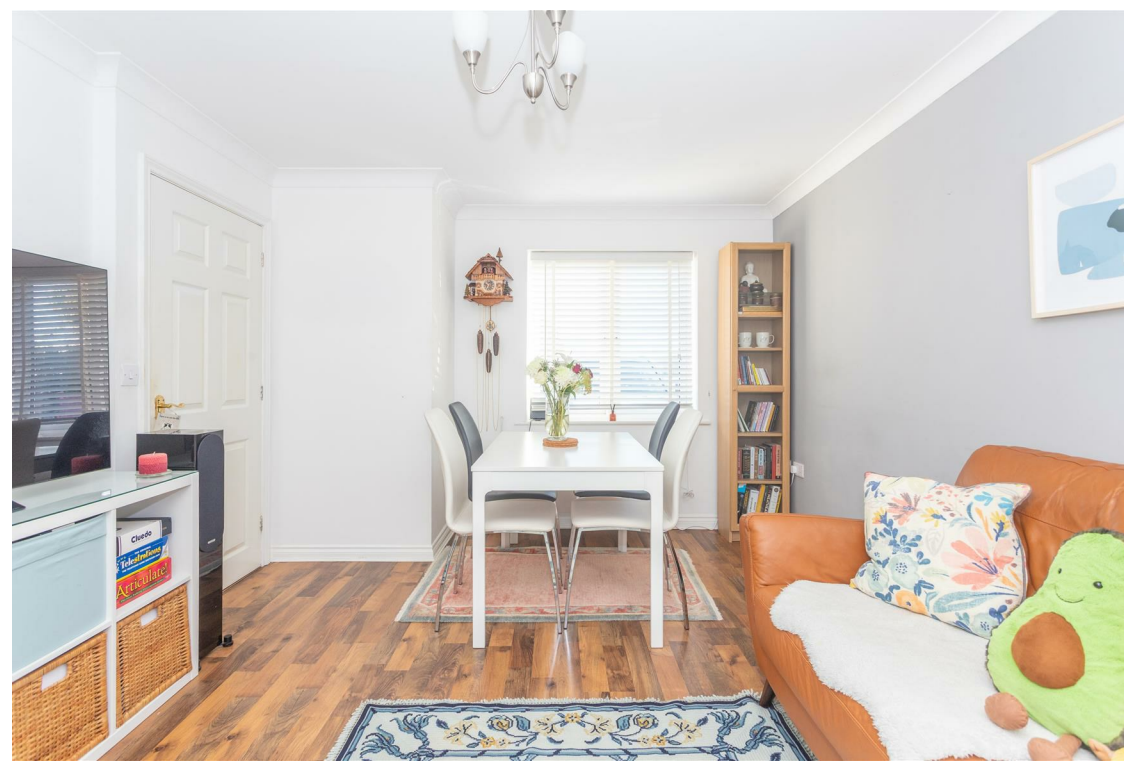
**Offers Over £225,000**

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Well Presented Mid Terraced Home with 14ft Front Reception Room plus a Full Width Kitchen/Diner, Three Bedrooms, Family Bathroom, Delightful West Facing Rear Gardens, Off Street Parking & Available with No Onward Chain.

This three bedroom mid terrace home is ideally located on Manor Park, High Heaton. Manor Park, a charming residential estate, is tucked just off of Benton Road, and is perfectly situated to provide direct access to the Coast Road and the Freeman Hospital.

Also located just a short walk away is Four Lane Ends Metro Station providing excellent links into Newcastle City Centre, Newcastle's Central Station and throughout the region.

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The internal accommodation comprises: a welcoming entrance hall, with a convenient ground-floor WC immediately to the left. Adjacent to that, a door opens into a spacious and bright lounge that features a front-facing window enjoying open aspects and a useful storage cupboard. From here, a door provides access to the kitchen-diner. The kitchen-diner enjoys a window with views over the rear garden and French doors leading out to the garden as well. The kitchen-diner benefits from a range of fitted wall and base units, allowing for ample storage and work space.

Back into the hallway, stairs lead to the first-floor landing, giving access to a family bathroom, three bedrooms and a storage cupboard. The family bathroom comprises a WC, a washbasin and a bath with a shower over the top, with tiled flooring throughout. Two of the bedrooms, of good size, benefit from built-in cupboard space and windows allowing plenty of natural light. The smaller third bedroom also enjoys a window with wonderful views over the greenery and a loft hatch.

Offered with no onward chain, with Gas 'combi' boiler and double glazed throughout, this great home simply demands early inspection.



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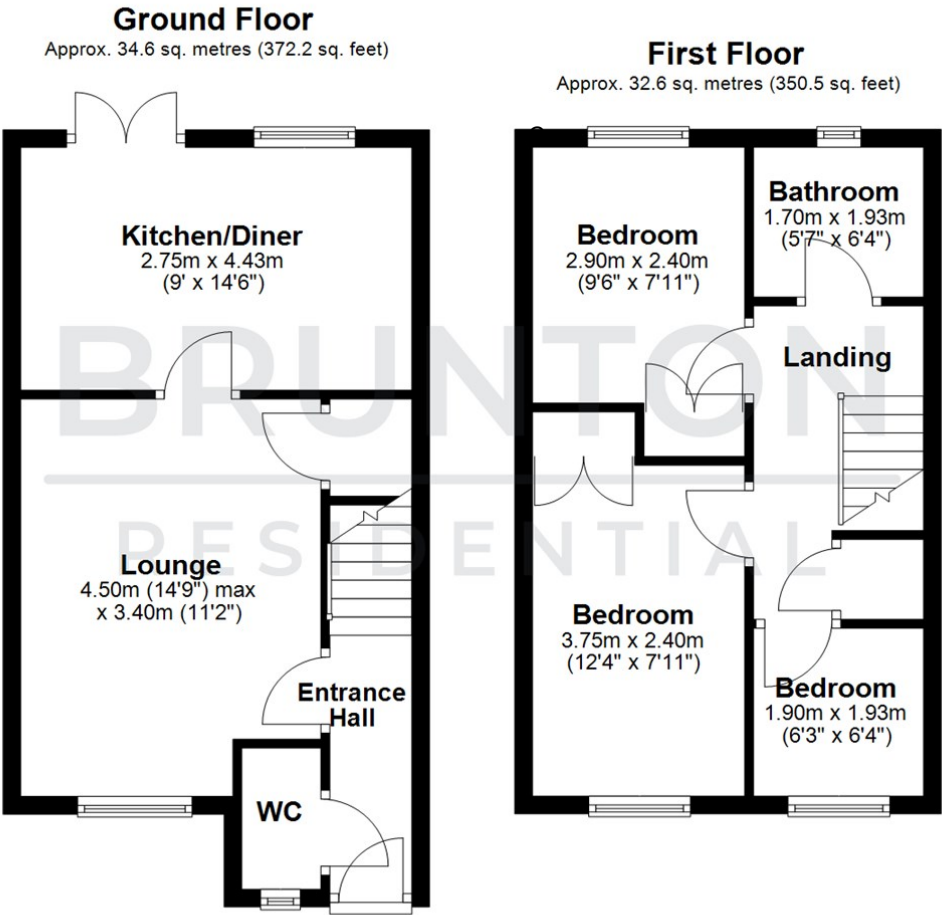
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TENURE : Freehold

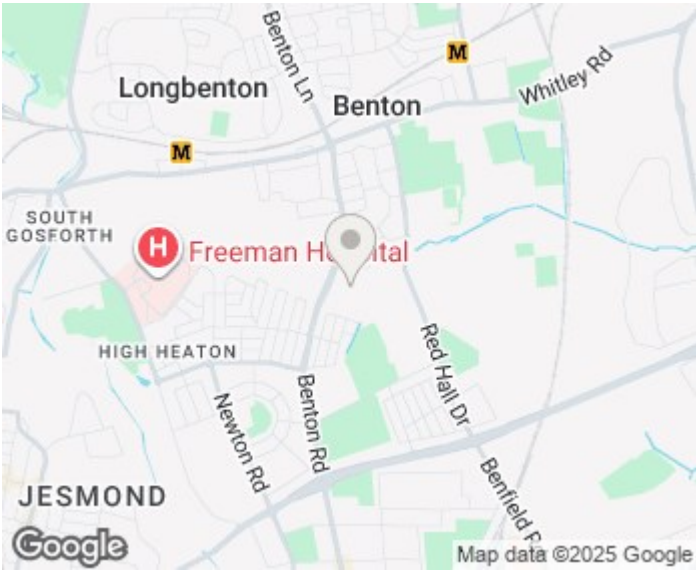
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C



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) A                                 |         | 90        |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 76      |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

| 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 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |