

# BRUNTON

---

## RESIDENTIAL



**WESTERN WAY, DARRAS HALL, NE20**

**Offers Over £550,000**



# BRUNTON

---

## RESIDENTIAL









# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



No Onward Chain, Potential For Development Or Renovation, Detached Bungalow, Four-Bedrooms, Benefits From A Superb 0.36 Acre Plot On Western Way.

This property is ideally positioned within easy reach of local amenities, schools and transport links, making it a convenient location for families and professionals alike. There is a number of footpaths leading out into the countryside and along the river Pont, and excellent leisure facilities in Ponteland village.

The bungalow requires renovation throughout, allowing buyers to personalise the property to their specification, and benefits from a beautiful, well maintained garden. There is a detached garage, and parking for several vehicles. Freehold - EPC TBC - Council Tax Band F.



# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL

This lovely property requires updating throughout, and offers generous accommodation arranged over one level.

The layout comprises: A welcoming entrance hall leads into a spacious open-plan kitchen, dining and family room with access to the rear garden. The kitchen features fitted wall and base units, integrated appliances and ample workspace.

A bright lounge with a feature fireplace and large window sits to the front of the home. The hallway gives access to four well-proportioned bedrooms, three of which benefit from built-in storage. The property further includes a family bathroom, a separate shower room and a WC, providing practicality and comfort.

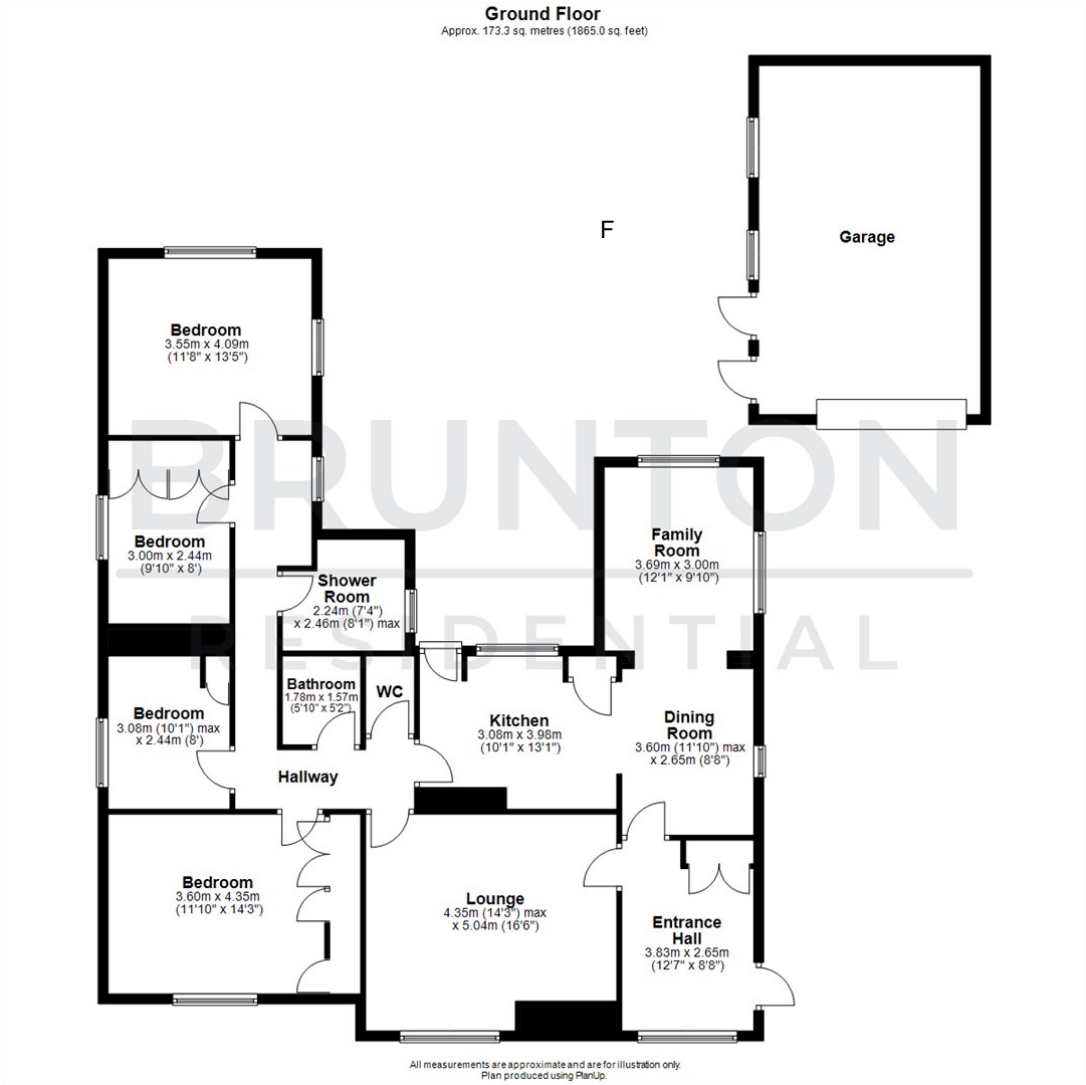
Externally, the home benefits from a detached garage, a generous wrap-around garden with well maintained lawns, a vegetable plot, fruit trees, fenced boundaries and a driveway offering ample off-street parking.





# BRUNTON

## RESIDENTIAL



TENURE : Freehold

LOCAL AUTHORITY : Northumberland CC

COUNCIL TAX BAND : F

EPC RATING :



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 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) <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		
EU Directive 2002/91/EC		
England & Wales		