

# BRUNTON

---

## RESIDENTIAL



**TUNSTALL AVENUE, BYKER, NE6**

**Offers Over £75,000**



# BRUNTON

---

## RESIDENTIAL









# BRUNTON

---

## RESIDENTIAL

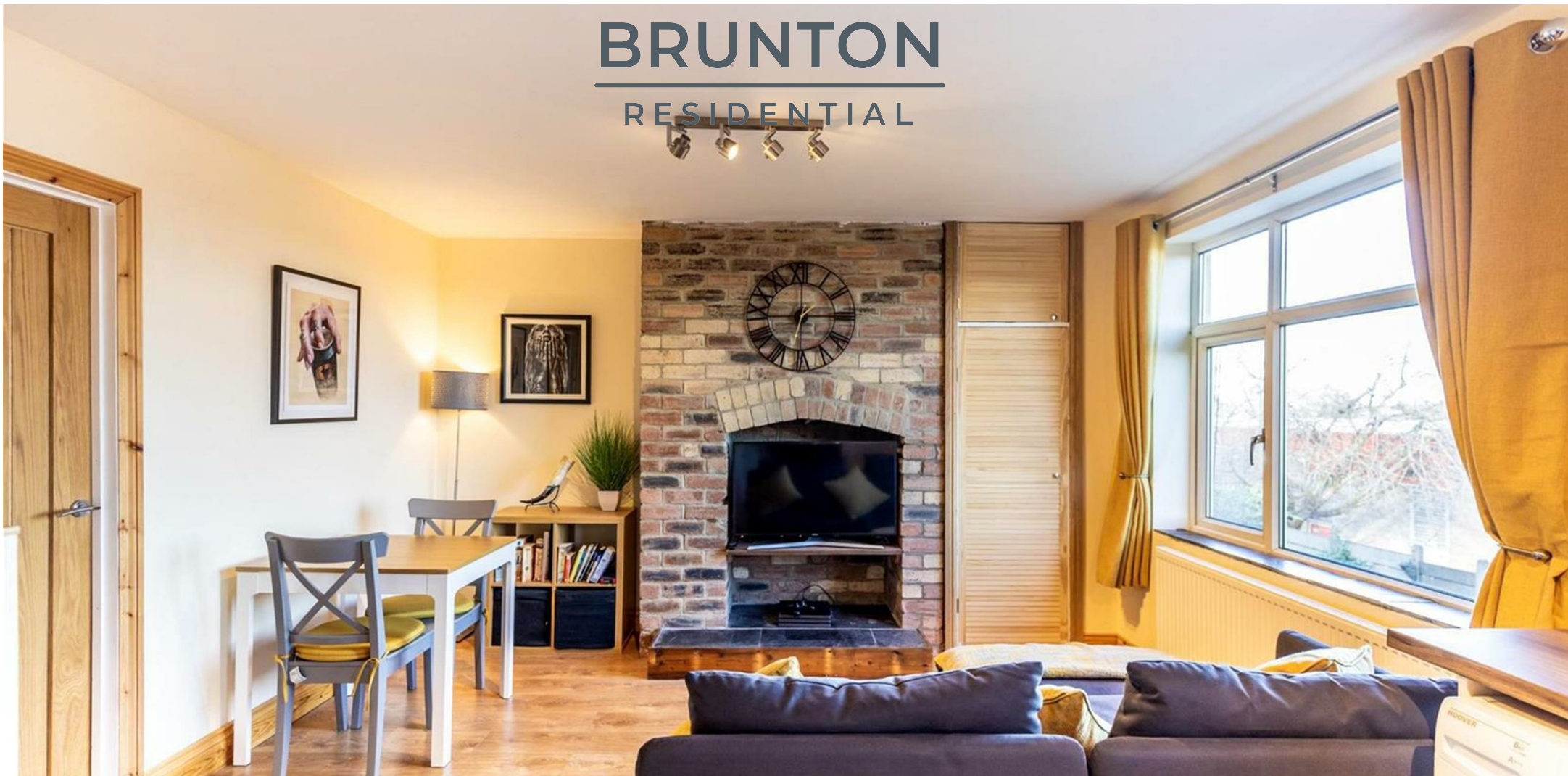




# BRUNTON

---

## RESIDENTIAL



### **\*\*INVESTMENT OPPORTUNITY\*\* THREE BED UPPER FLAT - GARAGE & DRIVEWAY**

Brunton Residential are pleased to offer this well-presented three-bedroom upper flat on Tunstall Avenue, Walkergate. This property is an excellent choice for investors seeking a strong rental opportunity or owner-occupiers looking for an affordable home in a popular location.

Tunstall Avenue is well-placed for local amenities and transport links, with easy access to Newcastle city centre and surrounding areas via bus routes and Chillingham Road Metro Station.

Contact Brunton Residential today for further details or to arrange a viewing.



# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL

### **\*\*INVESTMENT OPPORTUNITY\*\* THREE BED UPPER FLAT - GARAGE & DRIVEWAY**

Brunton Residential are pleased to offer this well-presented three-bedroom upper flat on Tunstall Avenue, Walkergate. This property is an excellent choice for investors seeking a strong rental opportunity or owner-occupiers looking for an affordable home in a popular location.

The accommodation includes a bright lounge, fitted kitchen with integrated appliances, three bedrooms, and a shower room. Externally, the property benefits from a private garage and driveway, ideal for parking or storage. and a large garden

Tunstall Avenue is well-placed for local amenities and transport links, with easy access to Newcastle city centre and surrounding areas via bus routes and Chillingham Road Metro Station.

Contact Brunton Residential today for further details or to arrange a viewing.





# BRUNTON

## RESIDENTIAL

TENURE : Leasehold

LOCAL AUTHORITY : Newcastle

COUNCIL TAX BAND : A

EPC RATING : D

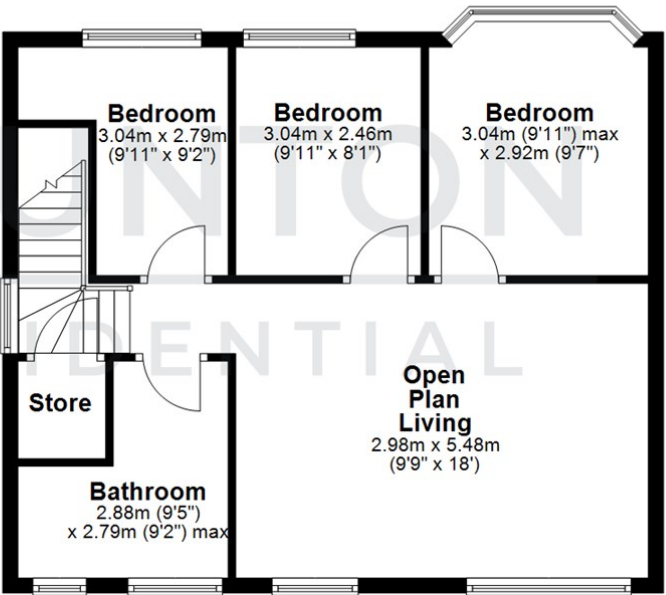
### Ground Floor

Approx. 4.3 sq. metres (45.9 sq. feet)

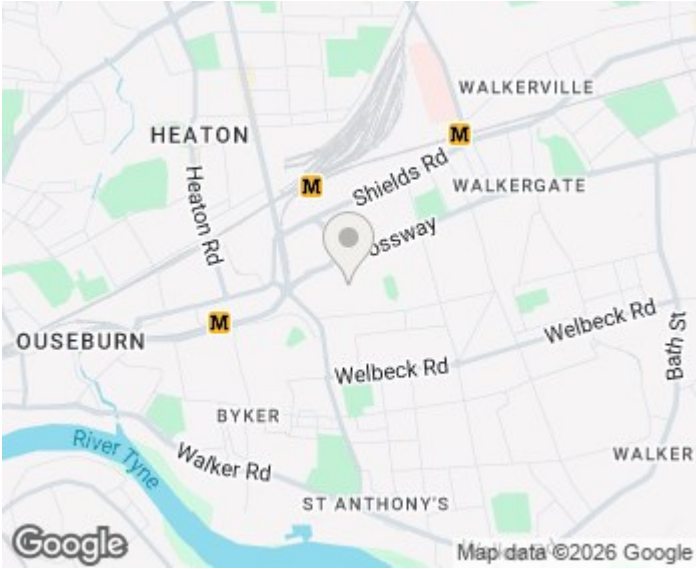


### A First Floor

Approx. 59.3 sq. metres (638.2 sq. feet)



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		
(81-91) B		
(69-80) C		
(55-68) D		
(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	