

# BRUNTON

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## RESIDENTIAL



**HALL DRIVE, DINNINGTON, NE13**

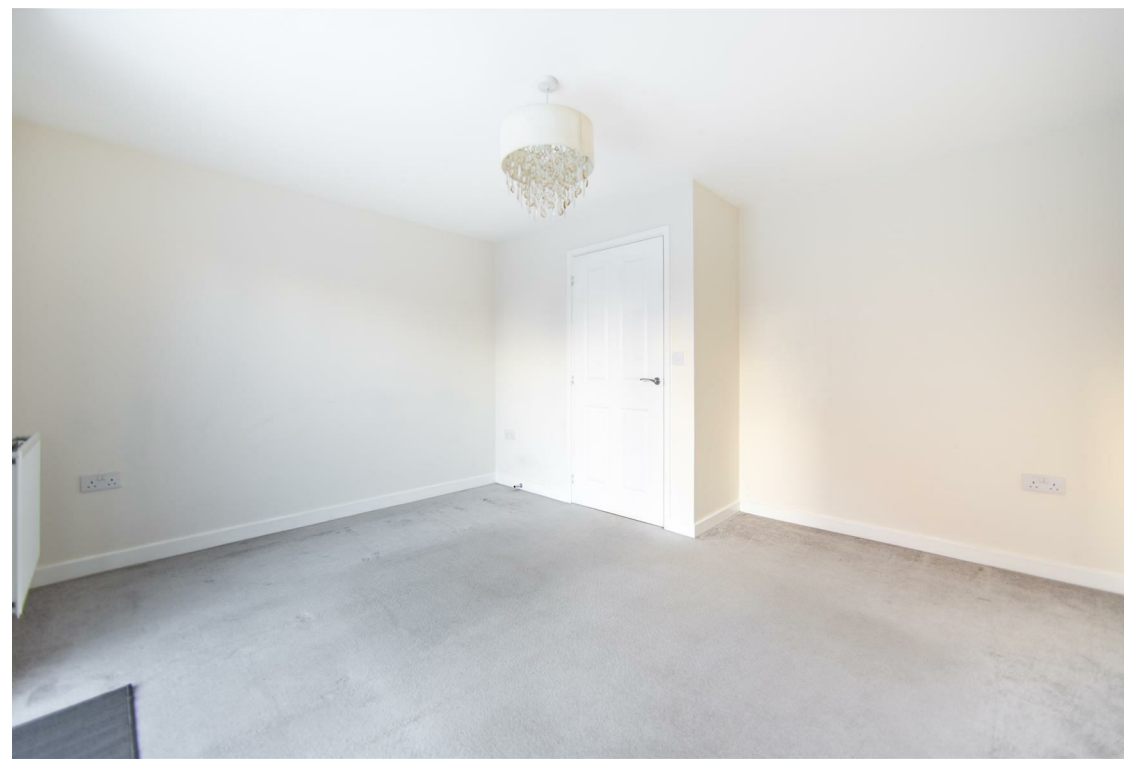
**Offers Over £190,000**

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Well-presented two-bedroom semi-detached home positioned on Hall Drive, Newcastle upon Tyne, offering well-balanced accommodation arranged over two floors and ideally suited to modern living.

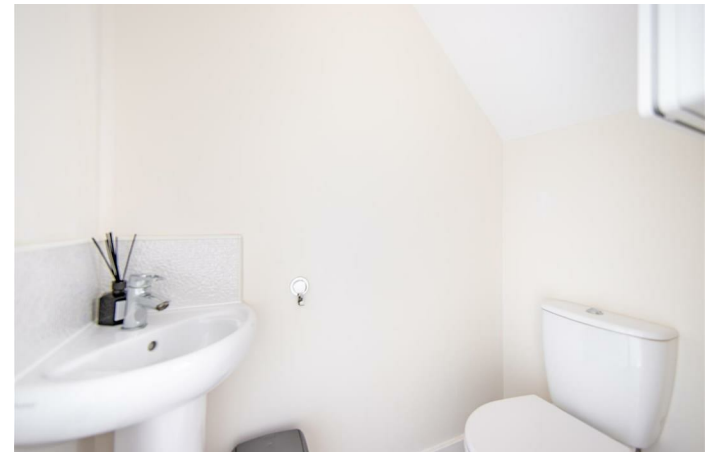
The accommodation comprises an entrance vestibule, a fitted kitchen, a ground-floor WC and a bright lounge with French doors opening onto the rear garden. The first floor provides two generous double bedrooms spanning the width of the property, served by a well-appointed family bathroom.

Hall Drive is situated within a popular residential area of Dinnington, with a range of local shops, amenities and everyday services nearby. The area benefits from good transport links, including road and bus routes, providing convenient access to Newcastle city centre and surrounding areas, making it ideal for families and professionals alike.

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The internal accommodation comprises: an entrance vestibule with stairs to the first floor. On the left, a bright kitchen with wooden flooring overlooks the front of the property. The kitchen enjoys a range of fitted wall and base units, as well as integrated appliances, providing ample storage space and work surfaces. The kitchen leads to a convenient ground-floor WC, and a further door opens into a welcoming lounge. The lounge features French doors opening onto the rear garden and allowing plenty of natural light to flood the space.

Stairs lead to the first-floor landing, which provides access to two well-proportioned double bedrooms, both spanning the width of the property and enjoying aspects over the front and rear. The forward-facing bedroom enjoys a built-in storage cupboard, while both bedrooms are served by a well-appointed family bathroom comprised of a WC, a basin and a bath with a shower over.

Externally, the property benefits from a driveway, providing off-street parking for at least one vehicle. To the rear, a garden enclosed with timber fencing is laid mainly to lawn with paved patio areas, providing the ideal space for everyday family living and entertainment.



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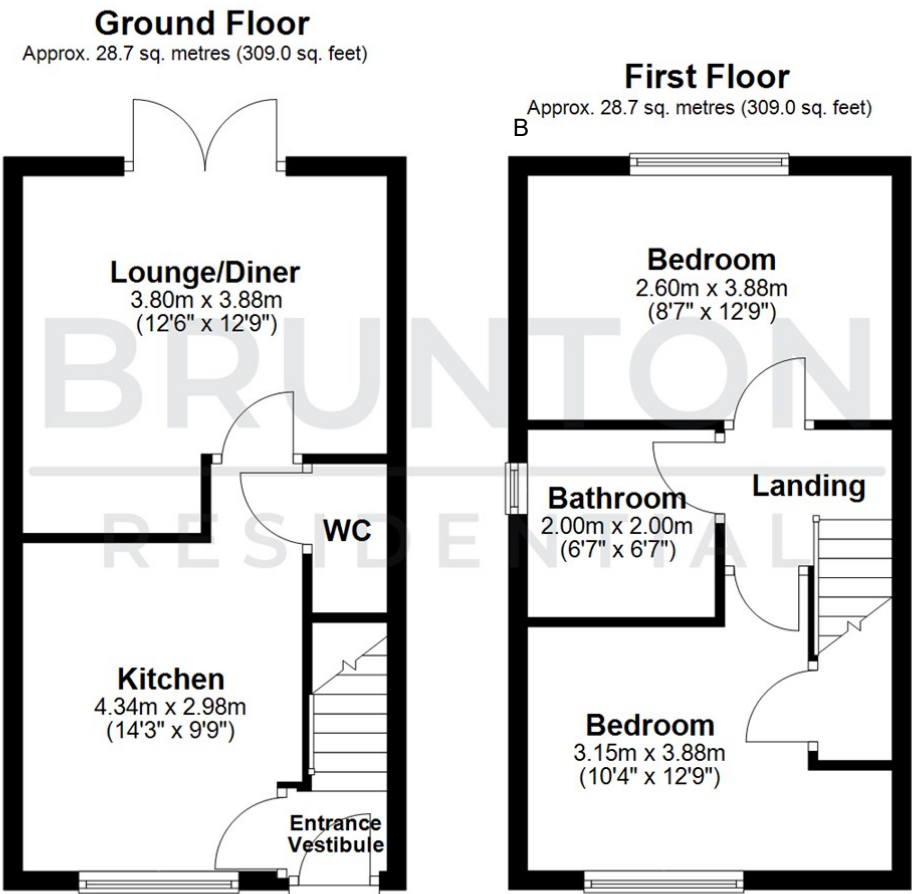
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : B



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) <b>A</b>                          |           | <b>97</b> |
| (81-91) <b>B</b>                            | <b>83</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 |           |           |
| 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                                         |         |           |