

# BRUNTON

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RESIDENTIAL



**ELMWOOD PARK GARDENS, GREAT PARK, NEWCASTLE UPON TYNE**

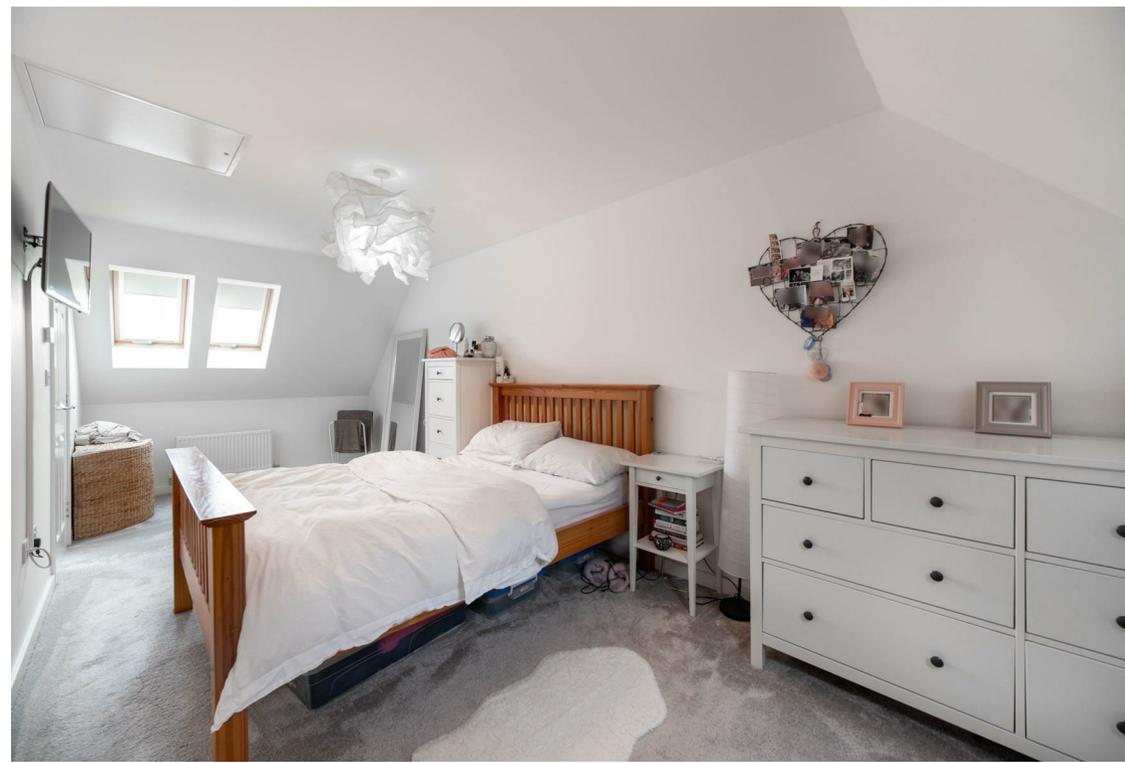
**£210,000**

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### **TOWNHOUSE - GREAT LOCATION - PERFECT FIRST TIME BUY.**

Brunton residential are delighted to offer for sale this three bedroom townhouse located on Elmwood Park Gardens in Great Park. This home has an open aspect to the front and a West facing garden to the rear.

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Brunton residential are delighted to offer for sale this three bedroom townhouse located on Elmwood Park Gardens in Great Park. This home has an open aspect to the front and a West facing garden to the rear.

Accommodation briefly comprises of; entrance hall, lounge with storage cupboard, breakfasting kitchen with access to rear gardens & a WC. The first floor consists of two bedrooms and a family bathroom while the top floor boasts a large master bedroom with ample storage.

Externally there are gardens to the front and rear while a driveway provides off street parking.

This home is in a great position on this highly desirable estate, it has uninterrupted views to front.

Great Park is situated to the North of Newcastle Center and offers easy access North and South via the A1, Newcastle City Center, Newcastle Airport and Newcastle Race course.

For more info and to book viewings, please call our Great Park team on 0191 2368347.

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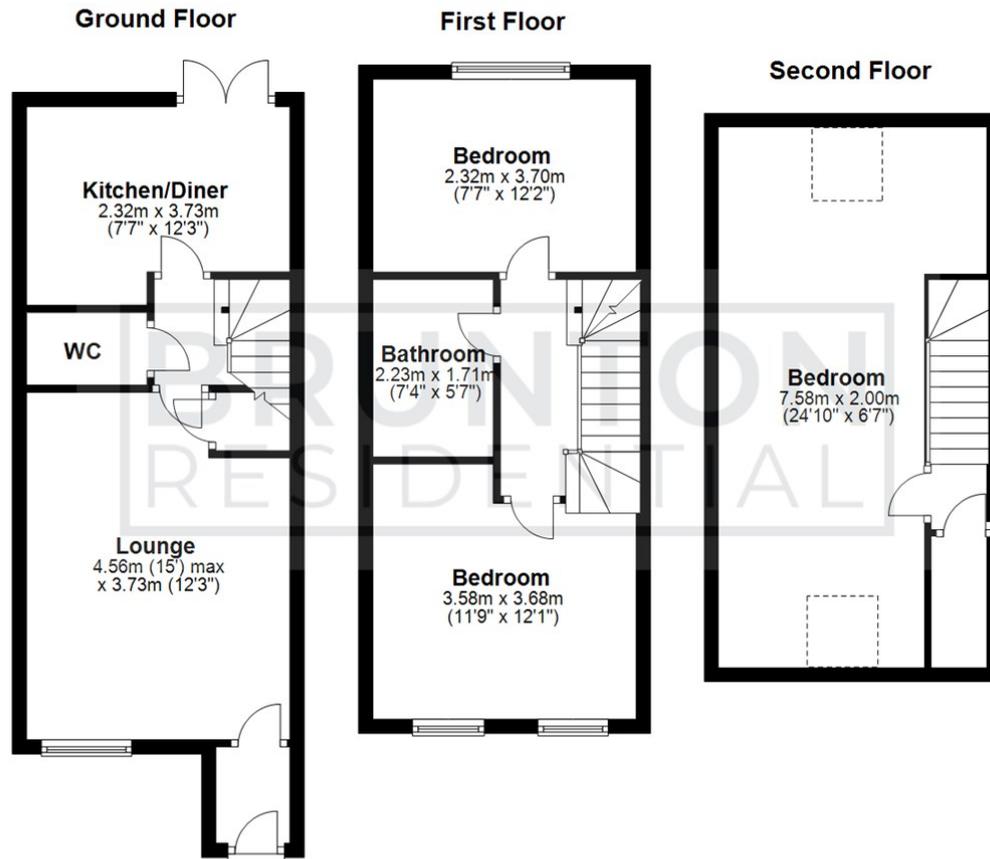
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND :

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>96</b>
(81-91) <b>B</b>		<b>85</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	