

# BRUNTON

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## RESIDENTIAL



**OSPREY WALK, GREAT PARK, NE13**

**£239,950**

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Well-presented three-bedroom semi-detached house located in Osprey Walk, Newcastle Upon Tyne.

The property includes a living room positioned to the front, along with a kitchen/diner to the rear and a convenient WC. There are three bedrooms, including an en suite to the main bedroom, as well as a bathroom. Externally, there is a driveway, a garage and an enclosed rear garden.

Situated within a residential area in Newcastle Upon Tyne, the property benefits from access to a range of local shops, supermarkets and everyday amenities, along with well-regarded schools nearby. There are regular transport links, including bus routes and road connections, providing access to Newcastle city centre, the airport and surrounding areas, making it suitable for a range of buyers.

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The internal accommodation comprises: a welcoming entrance hallway with stairs leading up to the first floor, a convenient WC, and the living room positioned to the side.

The living room is well proportioned and filled with natural light, providing a comfortable space for everyday living, and leads through into the kitchen/diner. The kitchen/diner is fitted with a range of wall and base units with work surfaces, an integrated oven with gas hob and extractor above, and plumbing in place for appliances, along with space for a fridge-freezer. There is ample room for a dining table, and French doors open directly out to the rear garden, creating a practical and sociable layout.

The first-floor landing includes storage and gives access to three bedrooms and the bathroom. The main bedroom is a generous double featuring French doors opening onto a balcony and access to an en-suite shower room. There is a further well-sized double bedroom, a third smaller bedroom suitable as a guest room or study, and the bathroom is fitted with tiled flooring and partially tiled walls.

Externally, the property offers a driveway to the front leading to the garage, along with a front garden area. To the rear, there is a spacious enclosed garden mainly laid to lawn with a patio area, providing a good level of privacy and space for outdoor use.



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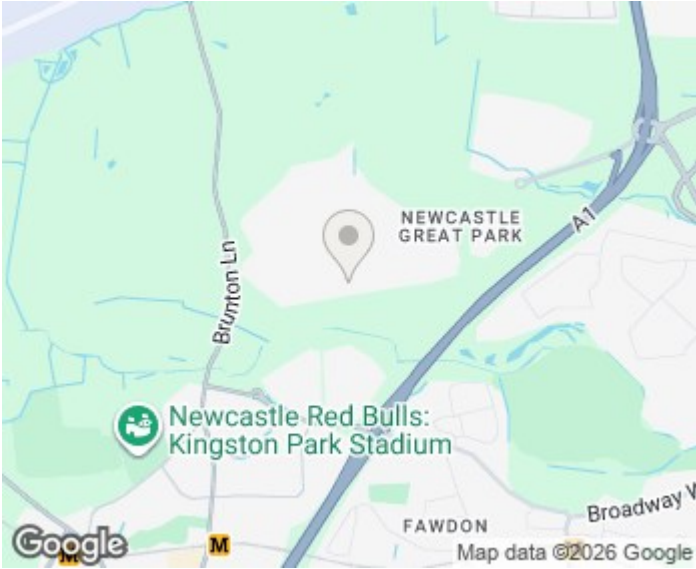
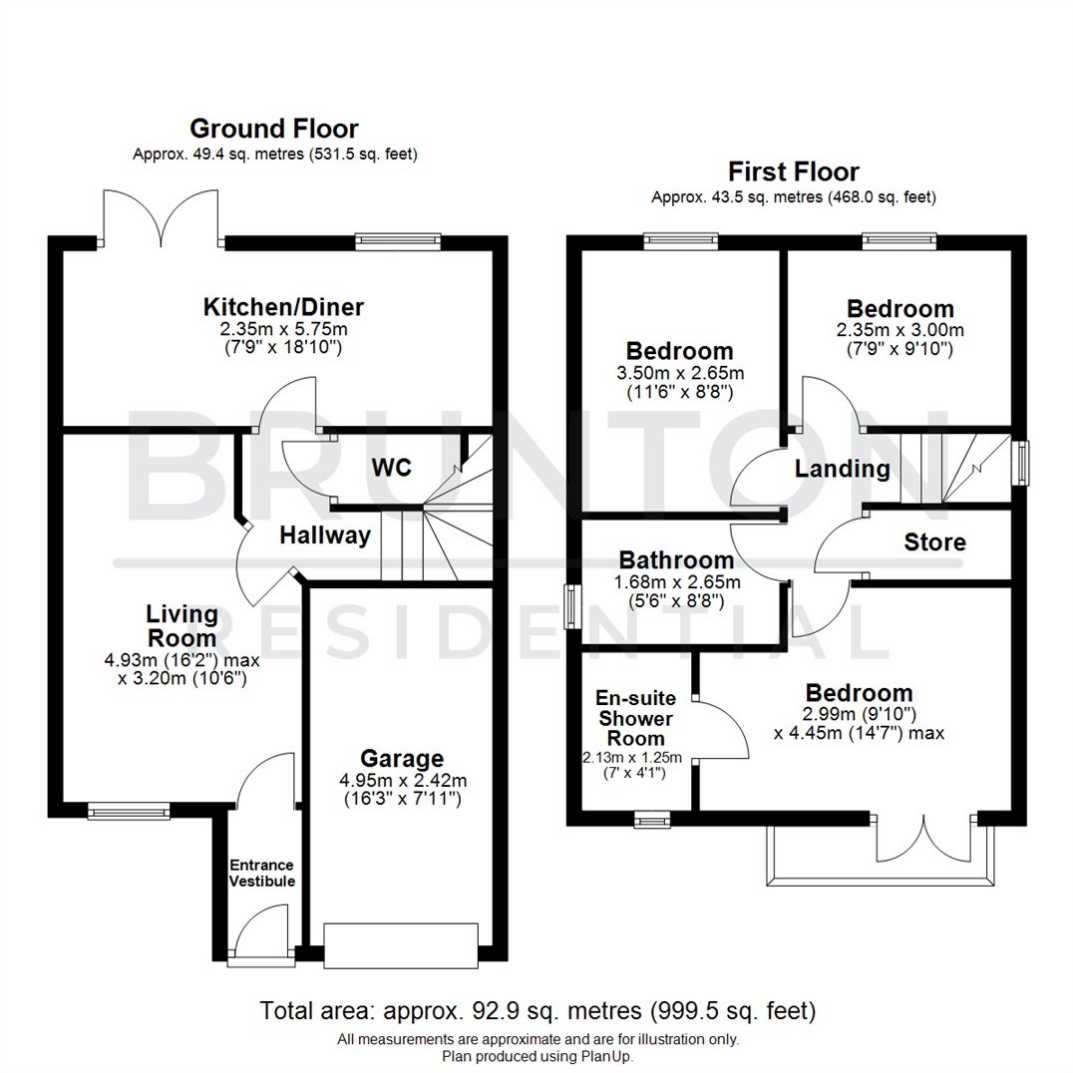
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

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 |                         |           |
| 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 |           |