

BRUNTON

RESIDENTIAL



OSPREY WALK, GREAT PARK, NE13

£239,950

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



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.

BRUNTON

RESIDENTIAL



BRUNTON

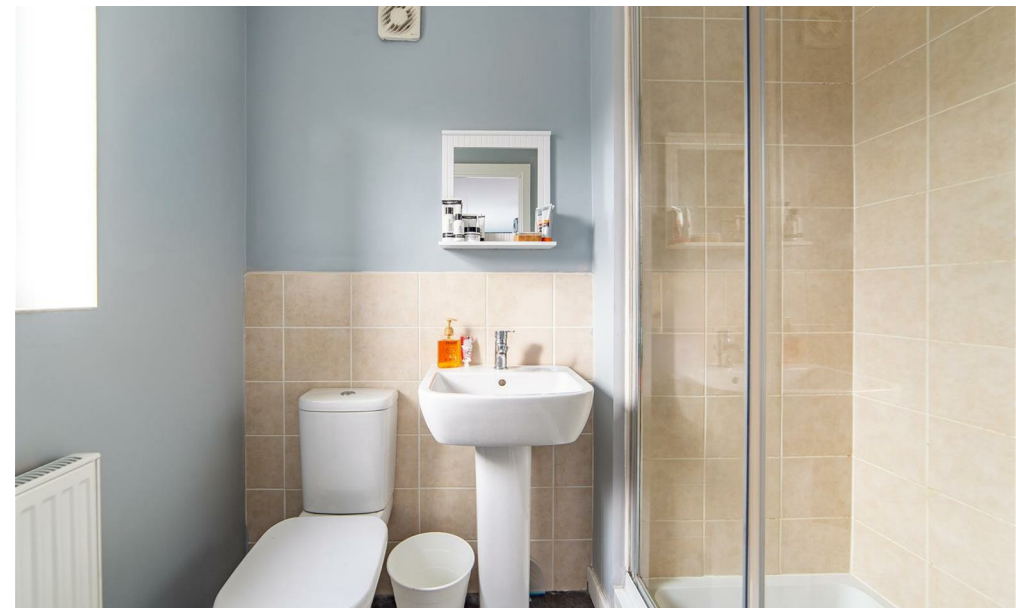
RESIDENTIAL

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.



BRUNTON

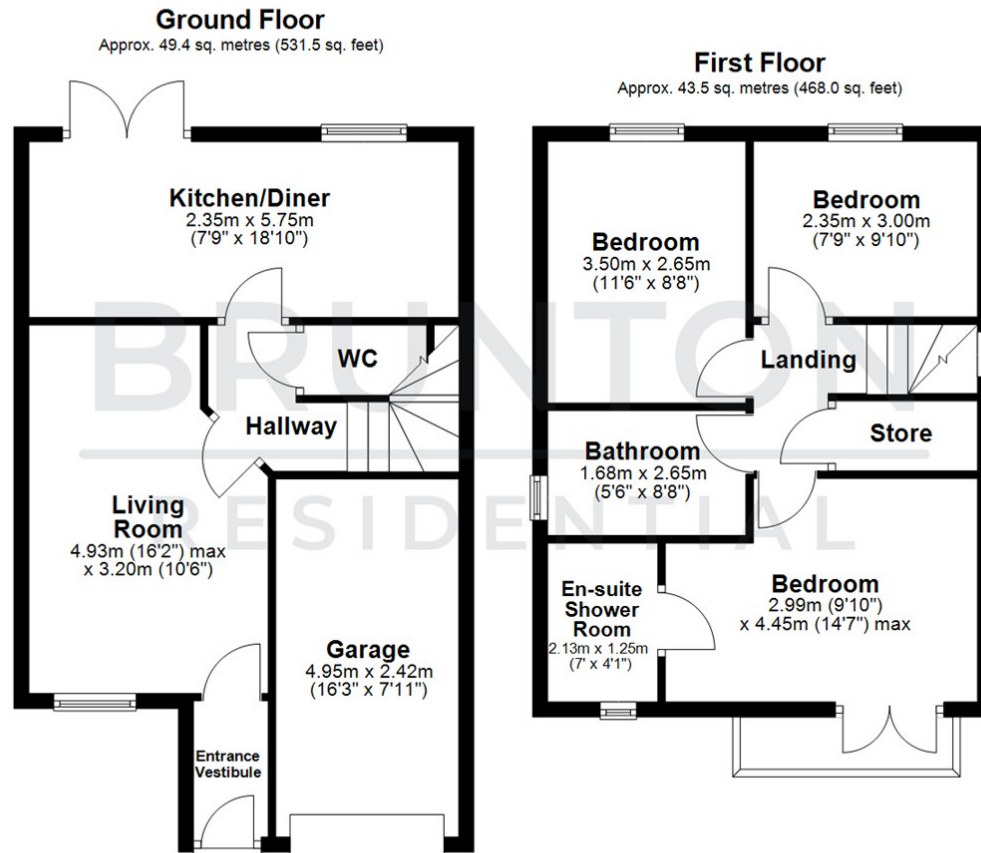
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING :



Total area: approx. 92.9 sq. metres (999.5 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	