

BRUNTON

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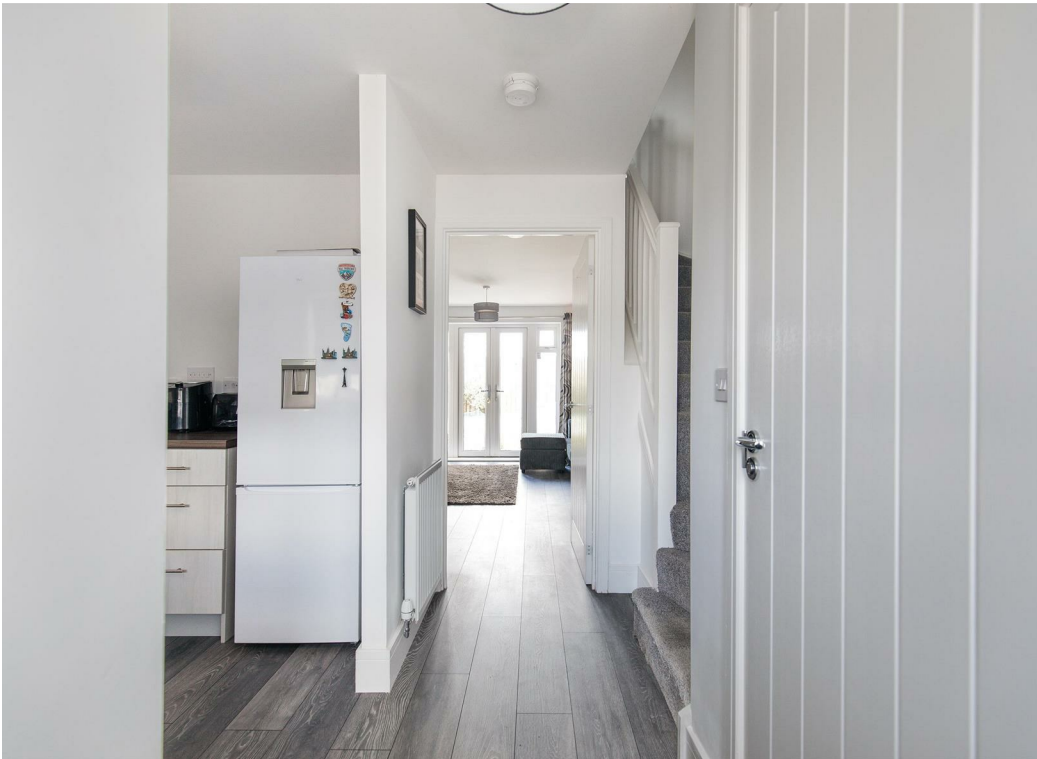
PRIMROSE LANE, GREAT PARK, NE13

Offers Over £195,000

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Well presented modern end terraced home occupying a pleasant position within a popular residential development in Great Park.

The property offers well balanced accommodation comprising a spacious lounge/dining room with French doors to the rear garden, a fitted kitchen, ground-floor WC, two bedrooms and a family bathroom. Externally, the property benefits from allocated parking and an enclosed rear garden with lawned and patio areas.

The property is conveniently situated close to a range of local amenities, including shops, supermarkets and schooling. Excellent transport links are available nearby, providing easy access into Newcastle city centre and surrounding areas. Newcastle International Airport is also within easy reach, further enhancing the property's appeal for a variety of purchasers.

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The internal accommodation comprises: an entrance hallway with staircase rising to the first floor landing and access to a convenient ground-floor WC. Positioned to the rear of the property is a spacious lounge/dining room, benefiting from French doors opening directly onto the rear garden and providing excellent natural light throughout. The kitchen is located to the front of the property and is fitted with a range of wall and base units, offering ample storage and preparation space.

To the first floor, the landing provides access to two double bedrooms and the family bathroom. The principal bedroom is a generous double room, whilst the second bedroom offers versatile accommodation and would be equally suited as a guest bedroom, nursery or home office. The family bathroom is fitted with a bath incorporating a shower over, wash hand basin and WC.

Externally, the property benefits from allocated off-street parking to the front and an enclosed rear garden comprising lawned and patio areas, creating an ideal space for outdoor dining, entertaining and everyday enjoyment.



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TENURE : Freehold

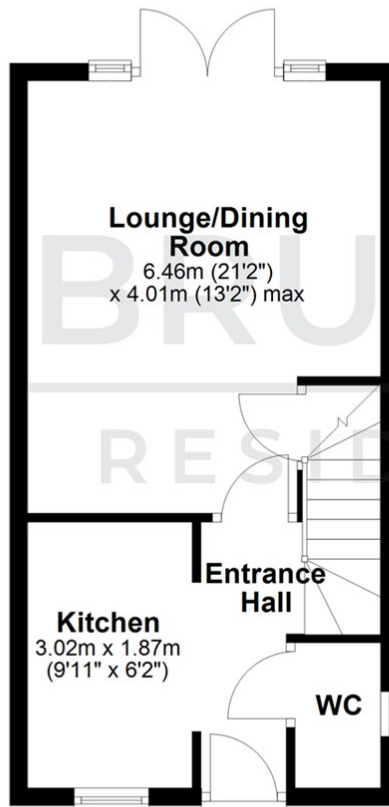
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND :

EPC RATING : B

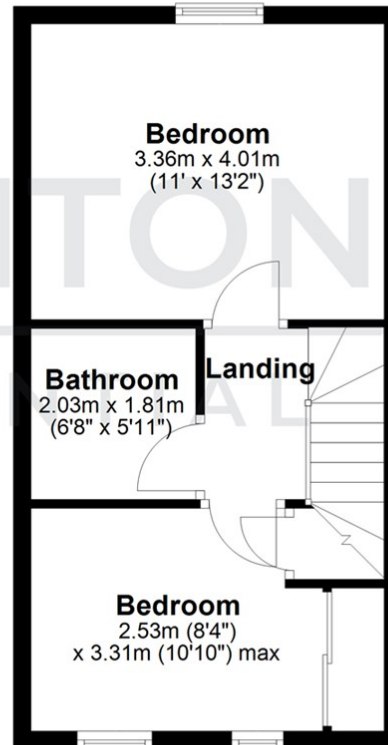
Ground Floor

Approx. 32.9 sq. metres (354.5 sq. feet)

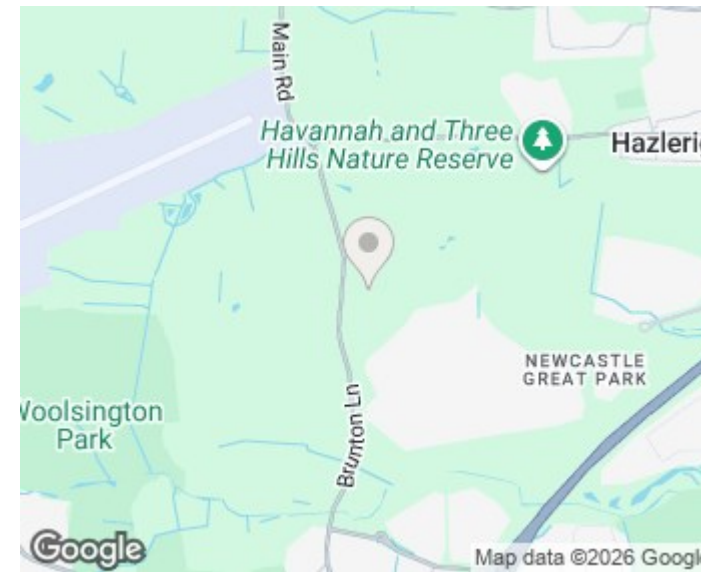


First Floor

Approx. 32.1 sq. metres (345.1 sq. feet)



Total area: approx. 65.0 sq. metres (699.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			97
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
EU Directive 2002/91/EC			