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OSPREY WALK, NEWCASTLE UPON TYNE, NE13

£220,000

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Attractive three-bedroom home offering versatile accommodation arranged across three floors, making excellent use of the available space and providing a practical layout for modern living. The kitchen/dining room forms a natural hub of the home, with French doors opening onto the rear garden and creating a bright and sociable space for everyday life and entertaining.

Three bedrooms provide flexible accommodation, with the particularly generous third bedroom occupying the second floor and benefiting from built-in storage and Velux windows. Off-street parking and an enclosed rear garden further enhance the property's practicality and appeal.

Osprey Walk is situated within Newcastle upon Tyne, offering convenient access to a range of local amenities, schools and transport links. The property is well positioned for access to Newcastle city centre and the wider North East, making the location appealing to families, first-time buyers and commuters alike.

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The internal accommodation comprises: an entrance vestibule that opens into a front-facing living room leading through to the central hallway, with stairs to the first floor and a convenient ground-floor WC. To the rear is a well-equipped kitchen/dining room, fitted with a range of wall and base units, integrated appliances and ample space for dining furniture. French doors open directly onto the rear garden, allowing plenty of natural light into the room and creating an excellent connection with the outside space.

To the first floor are two well-proportioned bedrooms positioned to the front and rear respectively, with a well-appointed family bathroom situated between them. Further stairs lead to the second floor, where a generous third bedroom benefits from aspects over the front of the property, Velux windows and useful built-in storage.

Externally, the property benefits from off-street parking to the front, while to the rear is an enclosed garden laid mainly to lawn with paved patio seating areas, providing an excellent space for everyday family life and entertaining.



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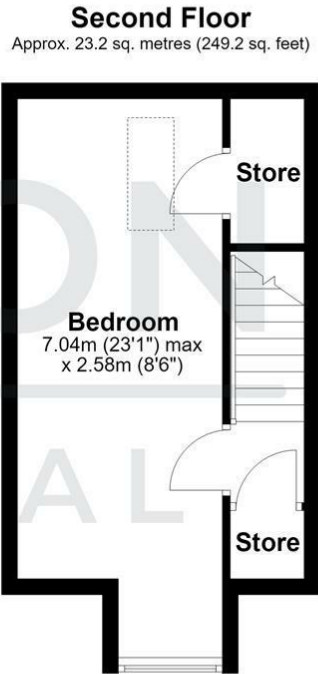
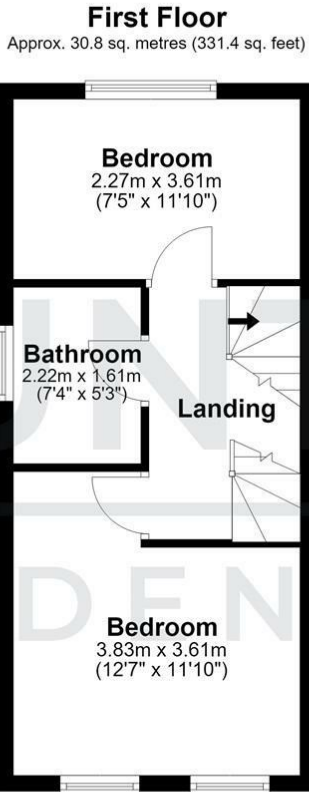
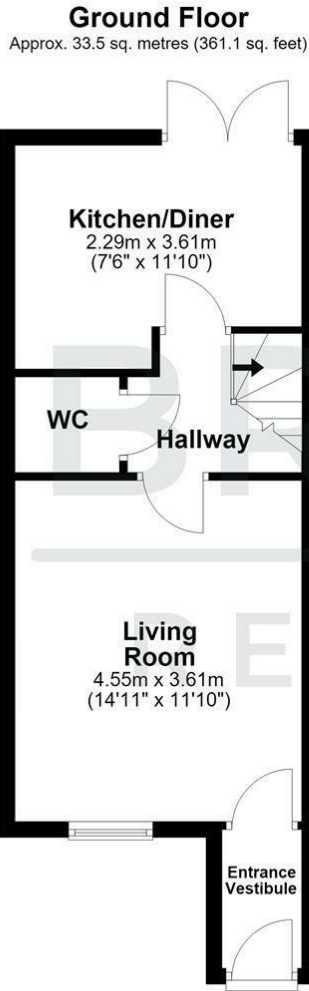
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TENURE : Freehold

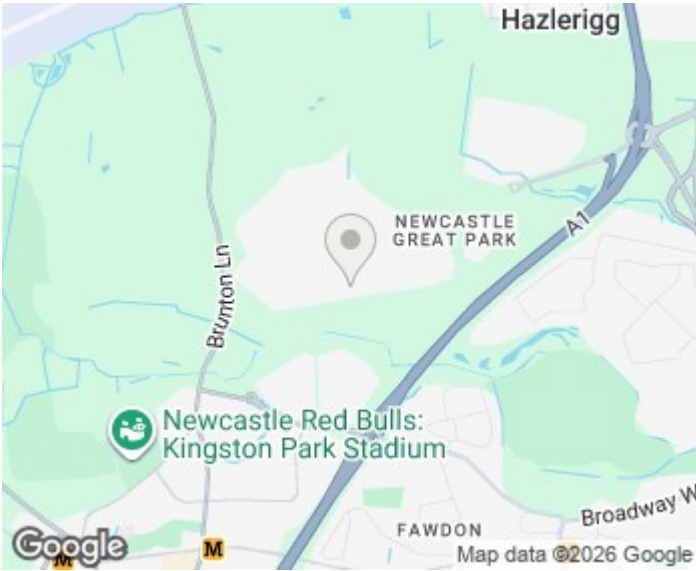
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C



Total area: approx. 87.5 sq. metres (941.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
England & Wales		