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HARDY GROVE, WALLSEND, NE28

Offers Over £95,000

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Upper 'Tyneside' Apartment Offering Two Good Sized Double Bedrooms, 16ft Lounge/Diner, Re-Fitted Family Bathroom plus Fitted Kitchen & Generous Private Rear Yard!

This upper 'Tyneside' apartment is ideally located on Hardy Grove, Wallsend. Hardy Grove, a quiet cul-de-sac tucked just off from Exeter Road, is ideally positioned to provide direct access to the Coast Road which in turn provides excellent links to Newcastle City Centre, The Coast and further throughout the region.

This well-presented two-bedroom home offers comfortable and practical accommodation, making it an appealing choice for first-time buyers, couples or those looking to downsize. The property benefits from two generous double bedrooms alongside well-proportioned living spaces and a private rear garden.

Hardy Grove is also positioned within striking distance of the wonderful Rising Sun Country Park, as well as being close to Jubilee Primary School, Redesdale Primary School and St Bernadette's Catholic Primary.

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The internal accommodation comprises: ground-floor access to stairs to the first floor, where the landing provides access to two good-sized double bedrooms that overlook the front of the property. To the rear of the property, a generous lounge/diner enjoys a useful store, a media wall and feature fireplace. Off the lounge/diner is a well-appointed family bathroom and a kitchen that is fitted with a range of wall and base units and integrated appliances. A further door from the lounge/diner provides access to the rear garden.

Externally, the rear garden is situated on the ground floor and is surrounded with timber fencing and mature trees, enhancing the sense of privacy. The garden itself is partially lawned with paved patio areas, creating the ideal pace for everyday family life and entertainment.



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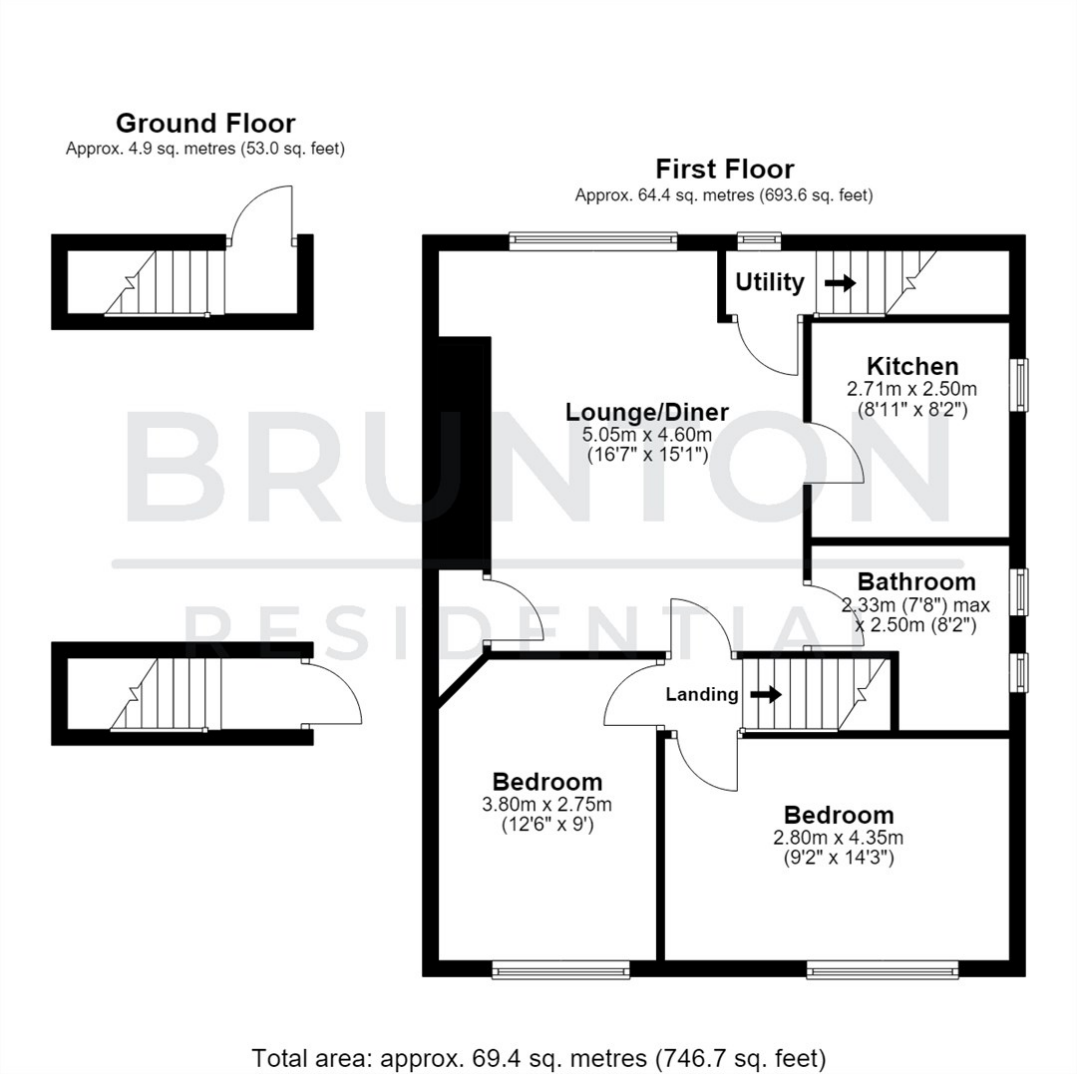
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TENURE : Leasehold - Share of Freehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : A

EPC RATING : C



Total area: approx. 69.4 sq. metres (746.7 sq. feet)



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	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		
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