



Passionate people. Passionate places.

www.sandersonyoung.co.uk



17 Waterford Park
Brunswick Village



SANDERSON YOUNG
estate agents &
property consultants

Price Guide: £115,000



17 Waterford Park, Brunswick Village, Newcastle upon Tyne NE13 7BD

SITUATION AND DESCRIPTION

A well presented two bedroom end terraced house, located in this modern cul de sac development in Brunswick village, with an attractive rear garden overlooking the allotments towards the playing fields, and a driveway for off street parking. The property, ideal for first time buyers, has gas central heating, and a living room opening to the rear decked terrace and garden.

The accommodation briefly comprises: hallway, living room opening to the rear garden, galley style kitchen, two double bedrooms, bathroom/wc, front and rear gardens, driveway.

Brunswick village is well placed for access to the nearby local amenities, as well as excellent road and public transport links to Gosforth and Newcastle city centre, the A1 trunk road for commuting throughout the region and nearby Newcastle International Airport.

The property comprises:

ENTRANCE HALLWAY

With laminate flooring, a staircase to the first floor, radiator, telephone point and under stairs storage area.

Doors lead from the hallway to the living room and kitchen.

LIVING ROOM

12'6 x 13'1 (3.81m x 3.99m)

A lovely sized living room with windows and a door opening to the decked terrace and garden, with laminate flooring, ceiling coving, a

contemporary pebble style fireplace to the chimney breast, under stairs storage cupboard and radiators.

KITCHEN

6'2 x 11'6 (1.88m x 3.51m)

A galley style kitchen fitted with cream wall and base cabinets with contrasting work surfaces and splash back tiling incorporating an inset sink and drainer, gas hob with extractor hood over, integrated oven and plumbing for washing machine and space for fridge freezer. There is a gas boiler to the wall, laminate flooring, a radiator and a window to the front elevation.

FIRST FLOOR LANDING

With a window to the side.

BEDROOM ONE

10'7 x 9'4 (3.23m x 2.84m)

A double bedroom with a range of built-in wardrobes to one wall, providing shelving and hanging. The bedroom has laminate flooring, a double glazed window to the rear overlooking the allotments to the playing fields, a radiator and loft access for storage.

BEDROOM TWO

8'8 x 9'2 (2.64m x 2.79m) plus 4' x 3'4 (1.22m x 1.02m)

A double bedroom with two windows to the front elevation, a radiator, and a built-in shelved airing cupboard with water tank.



Gosforth Office
95 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2130033
f: 0191 2233538

Regional Lettings
95 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2550808
f: 0191 2233538



Ponteland Office
Coates Institute
Main Street
Ponteland

t: 01661 823951
f: 01661 823111



SANDERSON YOUNG
estate agents &
property consultants

BATHROOM/WC

6'2 x 6'1 (1.88m x 1.85m)

An internal bathroom with A white bath with electric shower over, close coupled wc and wash hand basin in vanity unit with storage. The bathroom has a radiator and an extractor fan.

EXTERNALLY

To the front of the property there is a paved driveway, providing off-street parking, with a gate to the side leading to the rear garden.

The lovely rear garden has a decked terrace leading from the living room, with the remainder of the garden lawned with a timber fence to the boundary and timber shed.

SERVICES

The property has mains gas, electric and water services.

TENURE

Leasehold

FLOOD RISK

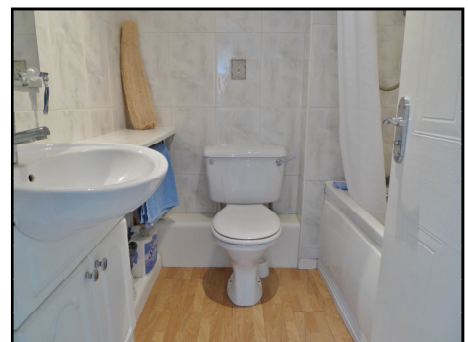
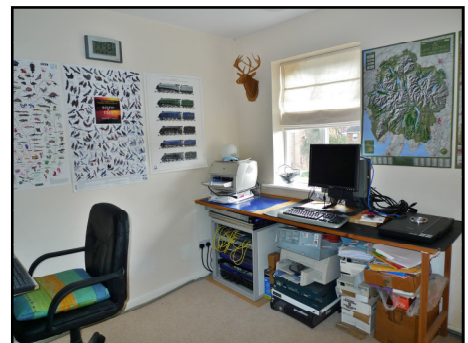
Please see website www.environment-agency.co.uk

COUNCIL TAX:

Please see website www.voa.gov.uk

ENERGY PERFORMANCE RATING:

Grade: C



Alnwick Office
31-33 Bondgate Within
Alnwick
Northumberland

t: 01665 600170
f: 01665 606984



Regional Office
The Old Bank
30 High Street
Gosforth
Newcastle upon Tyne

t: 0191 2233500
f: 0191 2233505



Mayfair Office
Cashel House
15 Thayer Street
London
W1U 3JT

t: 0870 112 7099
f: 020 7467 5339



SANDERSON YOUNG
estate agents &
property consultants



1. These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property please ask for further information.
2. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.
3. It should not be assumed that any contents/furnishings/furniture etc, photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries.
5. It should NOT be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith.
6. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.



All enquiries please contact:

Gosforth Office

95 High Street | Gosforth | Newcastle upon Tyne | NE3 4AA

t: 0191 2130033

f: 0191 2233538

OPEN 7 DAYS A WEEK

S006 Printed by Ravensworth 01670 713330