



- 4
- 2
- 2
- Off road parking, with a garage
- Garden

**Lounge**  
12'1" x 14'0"

**Dining Room**  
13'2" x 11'10"

**Kitchen**  
8'9" x 9'11"

**Conservatory**  
9'7" x 6'11"

**Master Bedroom**  
12'9" x 11'10"

**Bedroom Two**  
12'10" x 11'11"

**Bedroom Three**  
8'9" x 8'6"

**Bedroom Four**  
15'4" x 7'6"



## Grenville Drive, Brunton Park, Newcastle Upon Tyne

**Price £335,000**

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	56	77

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	47	71

<b>Gosforth</b> 29 Princes Road 0191 236 2070	<b>Newcastle</b> 201 High Street 0191 284 4050	<b>Forest Hall</b> 26a Station Road North 0191 605 3134
<b>High Heaton</b> 159 Benton Road 0191 270 1122	<b>Low Fell</b> 478 Durham Road 0191 487 0800	<b>Tynemouth</b> 10 Front Street 0191 257 2000
	<b>Whitley Bay</b> 70 Park View 0191 251 3000	

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## Lounge



- Four Bedrooms
- Well Proportioned
- Garage & Drive
- Semi Detached
- Desirable Location
- Downstairs W/C

## Master Bedroom



In the heart of the ever desirable Brunton Park estate is this bay fronted extended semi detached property set back in a prominent position. The property has been a great family home for the current owners over the years with its well proportioned living space and great local amenities on offer. The accommodation briefly comprises; Porch, entrance hall, lounge, dining room, conservatory, utility area and downstairs W/C. To the first floor there are four bedrooms and a family bathroom. Externally there is a substantial drive leading to the garage and well stocked gardens both front and rear.

## Kitchen



## Bathroom



## Bedroom Two



## Garden

