

BRUNTON

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ROSEWOOD GARDENS, KENTON, NE3

£325,000

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Brunton Residential are delighted to present this three-bedroom semi-detached house, situated on a corner plot in the sought-after Rosewood Gardens in Kenton.

The property offers three well-proportioned bedrooms, two of which benefit from fitted wardrobes, and a centrally located family bathroom. The home also features two reception rooms, a well-equipped, extended kitchen, a conservatory, and a private rear garden. Additional highlights include off-street parking for multiple vehicles and a handy workshop to the rear.

Located in Kenton, this home enjoys excellent access to local amenities, well-regarded schools, green spaces, and convenient transport links to Newcastle city centre and beyond.

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Upon entering the property, you are welcomed into an entrance hall with stairs leading to the first floor landing and access to useful understair storage. From the hallway, there is a lounge featuring a large front aspect window, as well as a second reception room with wood-effect flooring, currently utilised as a dining room. Sliding doors from this room open into a rear conservatory, which in turn offers French doors leading out to the garden.

Located at the rear of the property, the well-equipped kitchen includes a range of floor and base units, integrated appliances, dual aspect windows, and a door providing further access to the rear garden.

Upstairs, the first floor hosts three well-proportioned bedrooms, two of which benefit from fitted wardrobes. The accommodation is completed by a fully tiled family bathroom comprising a bath, separate shower cubicle, washbasin, and WC.

Externally, the property offers a low-maintenance front garden and off-street parking for multiple vehicles. The rear garden is larger than average due to the corner plot, is privately enclosed and features a raised decking area, patio space, and a small lawned section.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.



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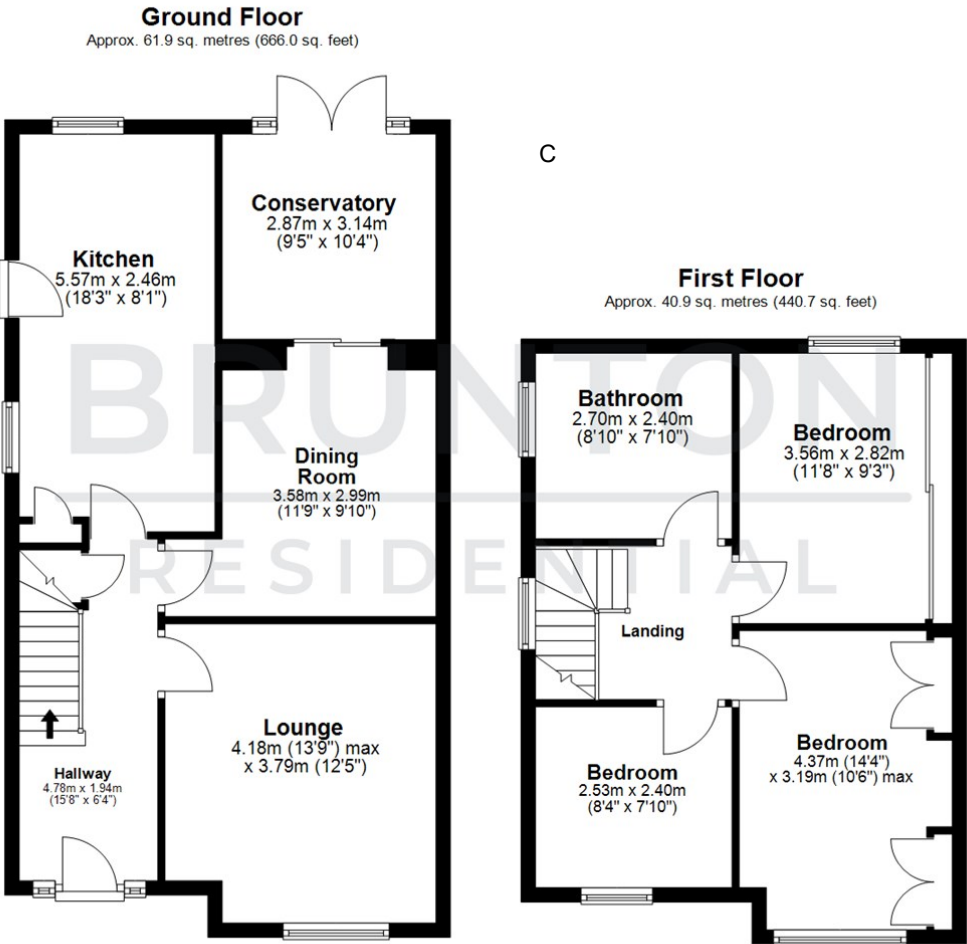
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TENURE : Freehold

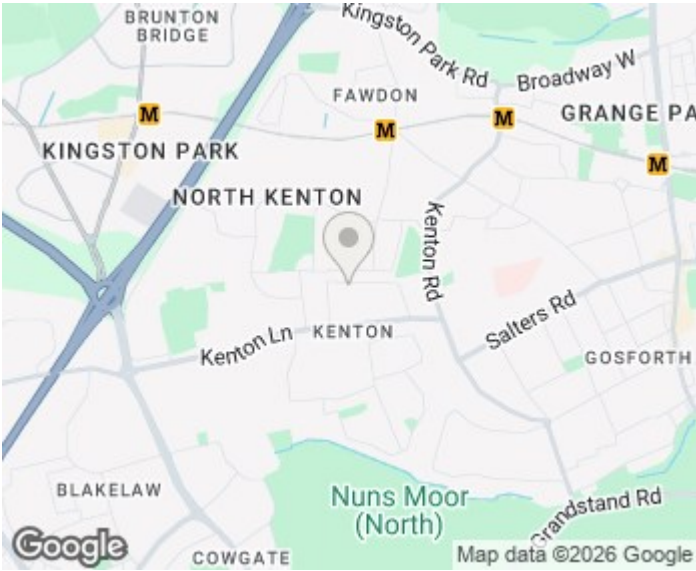
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : D



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



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	80

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		
England & Wales	EU Directive 2002/91/EC	