

BRUNTON
RESIDENTIAL



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 under stair 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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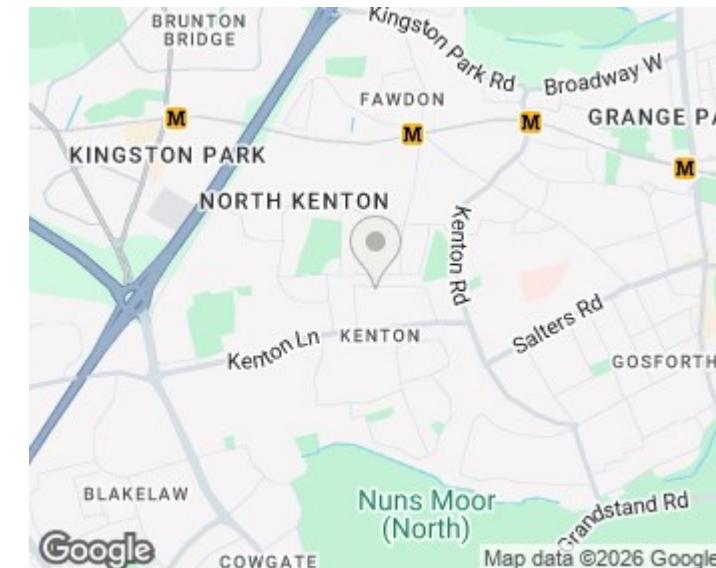
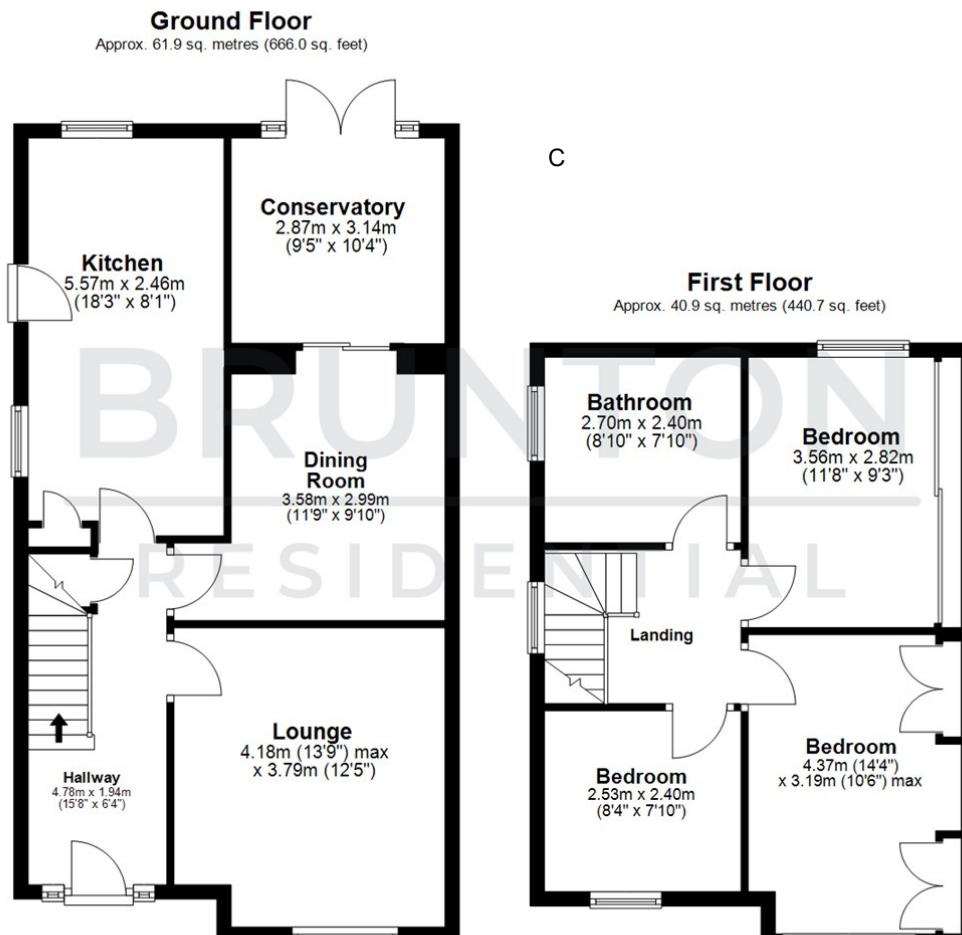
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : D



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		

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		