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EDEN PARK COURT, KENTON BANK FOOT, NE13

Fixed Asking Price £147,000

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Well-presented end-terrace two-bedroom home, located on Eden Park Court in the desirable area of Kenton Bank Foot.

This home is thoughtfully laid out over two floors, offering both comfort and functionality. The ground floor features a spacious open-plan kitchen, lounge, and dining area, while the first floor hosts two well-proportioned bedrooms and a family bathroom. The property further benefits from an enclosed rear garden.

Perfectly situated, the property is within close proximity to a wonderful array of shops, restaurants, and amenities, as well as outstanding local schools and excellent transport links

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This home is available to buy under a Newcastle City Council reduced value purchase scheme, you will own 100% of the property but you will have the benefit of paying just 70% of the value with the restriction of not being able to rent the property out and only being able to sell for the same percentage value for which you originally purchased. Further restrictions and criteria apply.

The internal accommodation comprises: an entrance vestibule with a storage cupboard to the left and a WC to the right, leading into a spacious open-plan kitchen/lounge/dining area with stairs rising to the first floor. The kitchen is well equipped with integral appliances and modern floor and wall units, providing ample storage and work surfaces. The lounge benefits from French doors opening out to the rear garden.

The first-floor landing gives access to two well-proportioned bedrooms and a family bathroom. The bathroom has part-tiled walls, a WC, washbasin, and a bath with an overhead shower.

Externally, the front of the property includes a walkway leading to the front door and a dedicated parking bay for one car. The rear garden is enclosed with timber fencing, laid to lawn, with a walkway, gravel area to the rear, and includes a wooden shed for additional storage.



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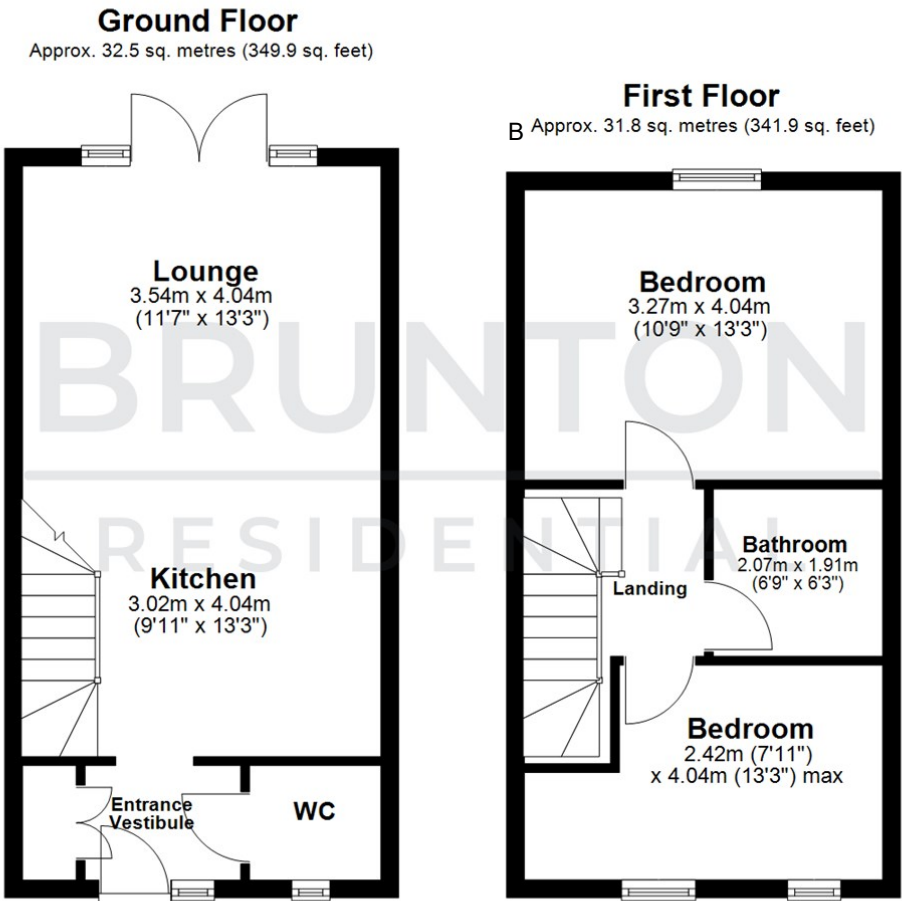
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TENURE : Freehold

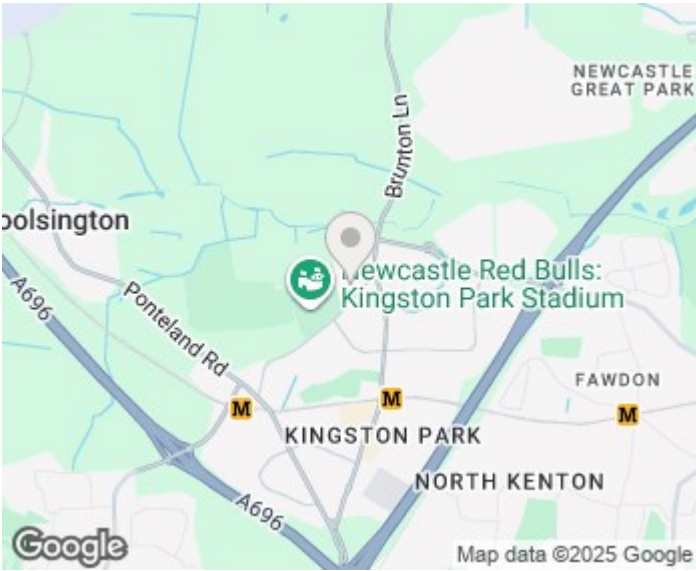
LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : B

EPC RATING : B



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		97
(81-91) B	83	
(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	