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KENTON CRESCENT, GOSFORTH, NEWCASTLE UPON TYNE, NE3

Offers Over £155,000

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Well-maintained two-bedroom semi-detached home located on Kenton Crescent in Kenton, Newcastle upon Tyne.

This property is thoughtfully laid out over two floors. The ground floor features a spacious lounge/dining room with French doors opening out to the rear garden, alongside a modern kitchen. The first floor hosts two well-proportioned bedrooms, a family bathroom, and a separate WC. The property further benefits from an enclosed rear garden.

Situated in Gosforth, the property enjoys close proximity to a wide range of amenities including supermarkets, cafés, restaurants, and leisure facilities. The area also offers excellent connectivity, with easy access to both the A1 and A167, and is well served by public transport.

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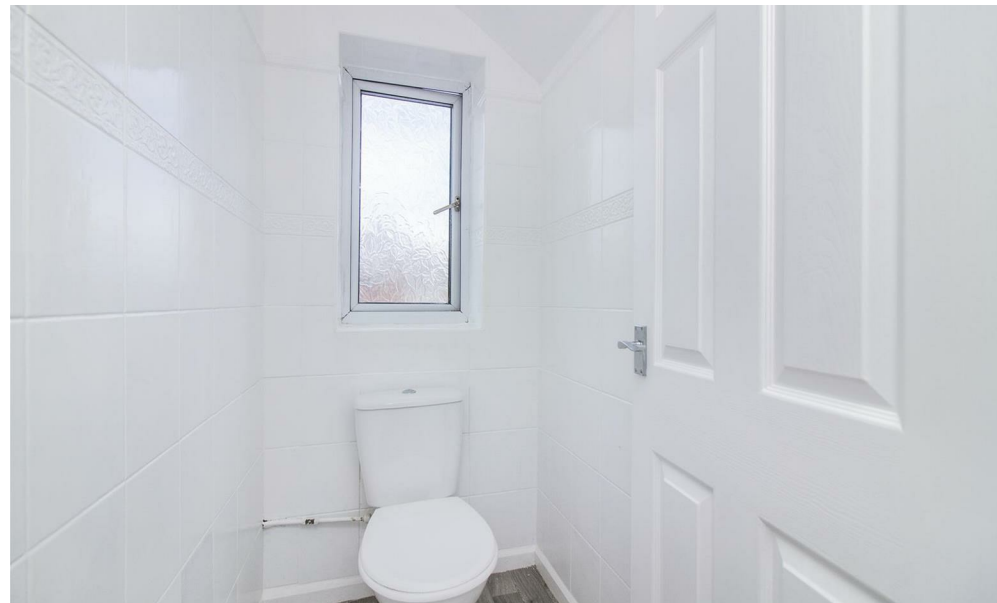
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The internal accommodation comprises: an entrance hall with stairs leading up to the first floor towards the right. Straight ahead, you are welcomed into a spacious open-plan lounge/dining room area featuring a fireplace, a built-in storage cupboard, and French doors leading out to the rear garden.

To the front of the property is a modern kitchen with integral appliances, wooden counter-tops, wooden flooring, and floor and wall units providing ample storage and work surface space. There is also an external access door to the side of the property.

The first-floor landing gives access to two well-proportioned bedrooms, a family bathroom with a bath and washbasin, and a separate WC located straight ahead of the landing.

Externally, the property has a gravel driveway to the front providing off-street parking for two cars. A side access gate leads to the rear garden, which is enclosed with timber fencing and features both gravel and lawned areas.



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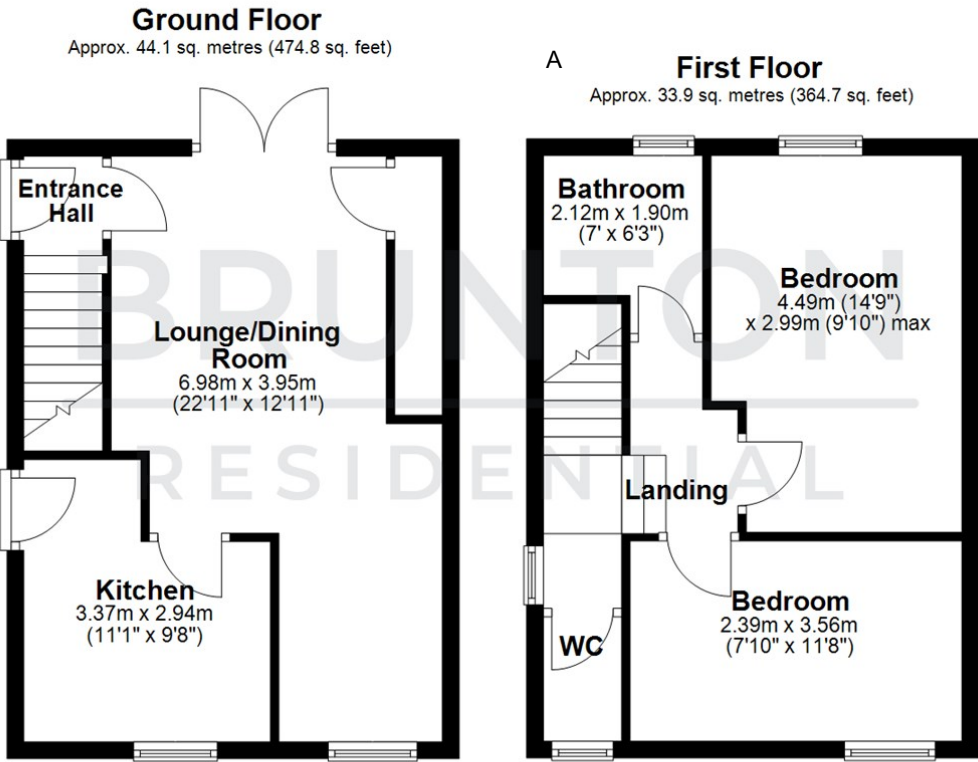
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TENURE : Freehold

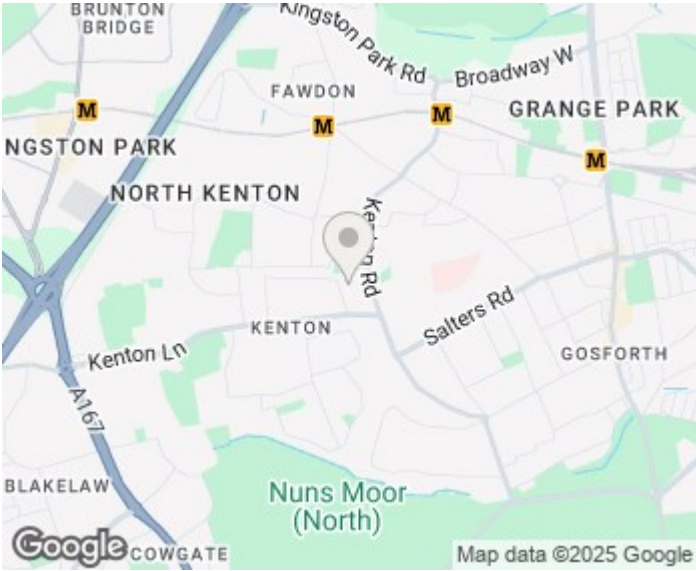
LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : A

EPC RATING :



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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(02 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		
EU Directive 2002/91/EC		
England & Wales		