

BRUNTON

RESIDENTIAL



KNOWSLEY COURT, TUDOR GRANGE, NE3

Offers Over £230,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL

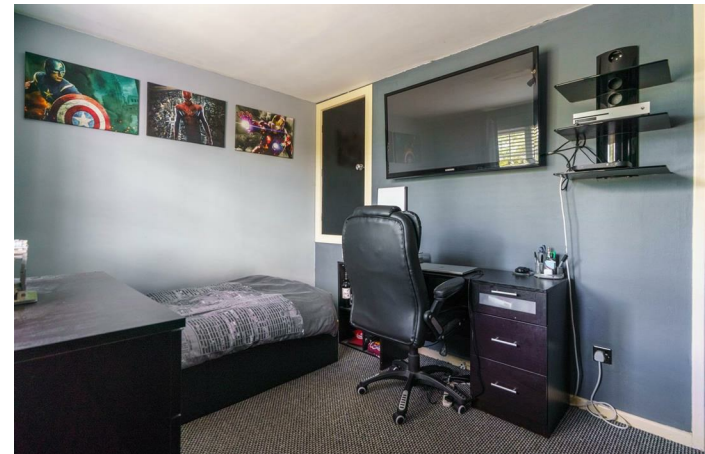
Beautifully Positioned Three-Bedroom Home Located on Knowsley Court in the Popular Area of Tudor Grange. Offering a Spacious Lounge/Diner, Enclosed Rear Garden, Driveway Parking and Garage, All Set Within Easy Reach of Schools, Shops and Transport Links.

This well-maintained property presents a generous internal layout, including a spacious lounge and dining area filled with natural light, a well-equipped kitchen, and three bedrooms served by a family bathroom. A secure rear garden provides a private outdoor space.

Situated in the desirable residential area of Kingston Park, this property is in close proximity to a wide range of local amenities, schools and commuter connections into Newcastle and beyond.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

Internal accommodation briefly comprises: Entrance vestibule opening into a inner hallway. To the right, is a modern and well-equipped kitchen, fitted with integrated appliances including an oven, hob, and extractor fan. The space is finished with wood worktop surfaces, a tiled splashback, a front-facing window, and a breakfast bar for casual dining.

At the end of the hallway, a spacious lounge/diner awaits, complete with wood-effect flooring, stairs rising to the first floor, and French doors that open out onto the rear garden.

Upstairs, the landing provides access to three well-proportioned bedrooms, a storage cupboard, and a fully tiled family bathroom. The bathroom is fitted to a high standard and includes a freestanding bath, separate shower cubicle, washbasin, WC, and heated towel rails.

Externally, the front of the property offers a double width driveway leading to the garage, providing useful off-street parking with recently installed EV charger. To the rear, the beautifully landscaped garden features raised flower beds, well-stocked borders, a raised decked seating area, and artificial lawn, all enclosed by fencing for a private and low-maintenance outdoor space.



BRUNTON

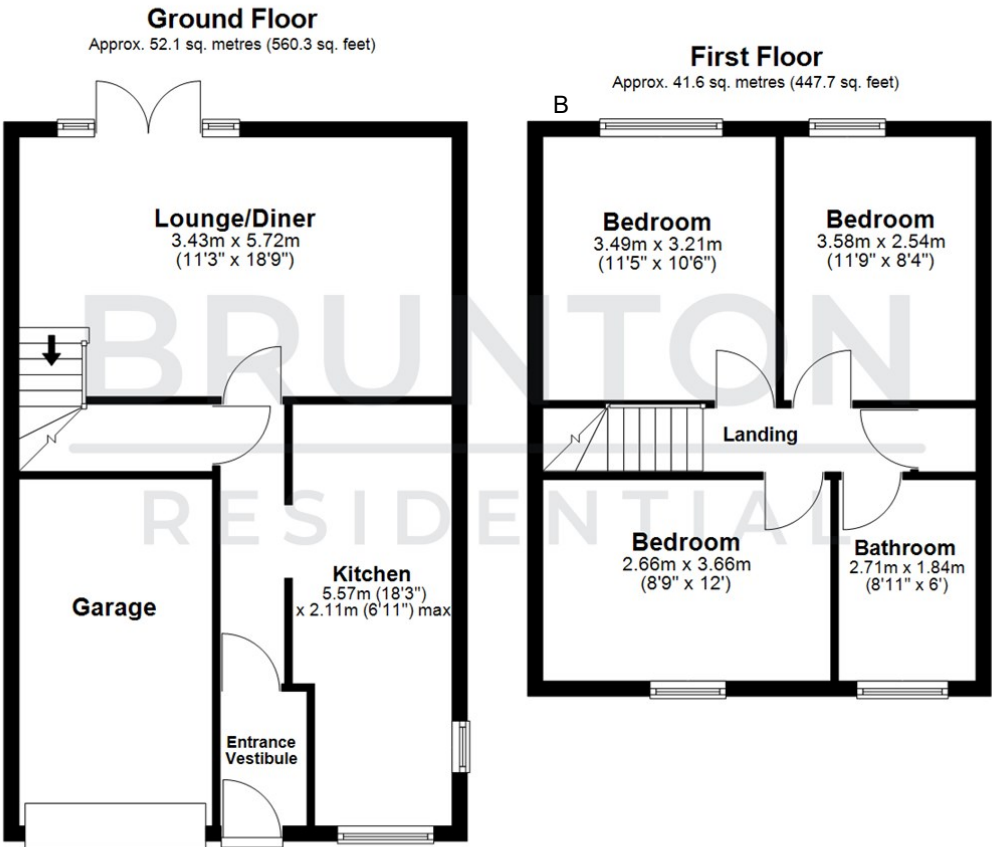
RESIDENTIAL

TENURE : Freehold

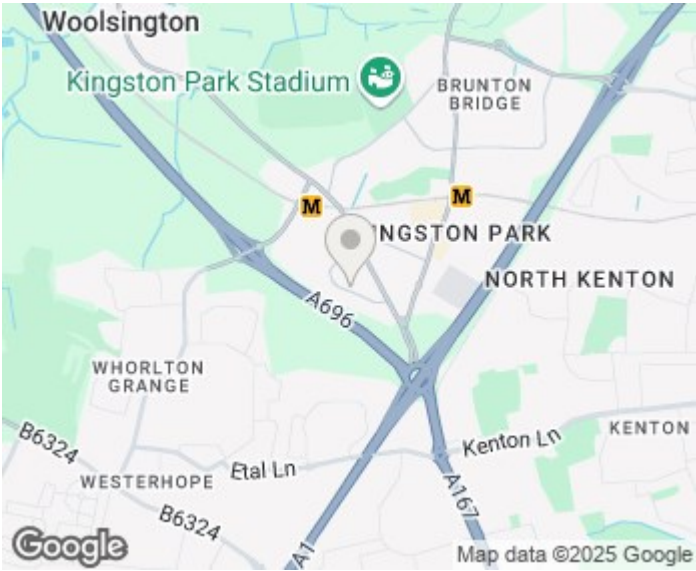
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : C



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		87
(81-91) B		
(69-80) C	73	
(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	