

BRUNTON

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DARWIN CRESCENT, KENTON, NE3

£179,950

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POPULAR LOCATION - GREAT VALUE FOR MONEY - FANTASTIC CONDITION

Brunton Residential are delighted to offer this three bedroom family home located on Darwin Crescent within the ever-popular Montagu estate in Kenton. The property is in an excellent condition throughout, offers an open-plan kitchen/diner and off-street parking.

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Accommodation briefly comprises; entrance hallway leading to bright lounge with window to the front which leads to the kitchen/diner at the rear. There are French doors to the garden and the kitchen itself has a range of wall and floor units, coordinated work surfaces and some fitted appliances. There is a store cupboard and ample space for formal dining. To the first floor are two good-sized double bedrooms, a single bedroom which would make an excellent home office or nursery and a family bathroom with WC, basin and shower over bath.

Externally, to the front is a block paved driveway providing off-street parking and access to the property. To the rear is a garden laid mainly to lawn with patio area and fenced boundaries.



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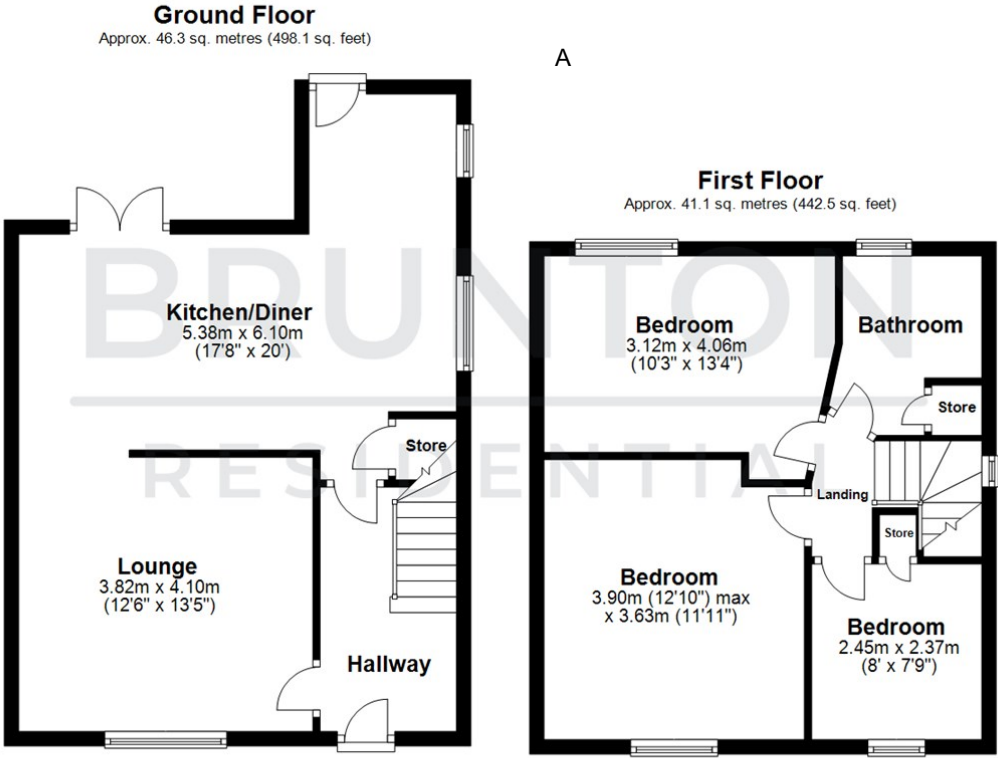
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : A

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		85
(81-91) B		
(69-80) C		
(55-68) D		59
(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		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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