

# BRUNTON

---

## RESIDENTIAL



**ROSS WAY, RED HOUSE FARM, NE3**

**Offers Over £275,000**



# BRUNTON

---

## RESIDENTIAL







# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



Beautifully extended two-bedroom semi-detached bungalow on Ross Way, Red House Farm, Newcastle Upon Tyne. This delightful home offers a perfect blend of comfort, style, and practicality, making it ideal for a variety of buyers.

The bungalow has been extended and refitted to a high standard, showcasing modern finishes and quality fixtures throughout. Internally, it features an open-plan lounge/dining room, a superb contemporary kitchen, a wonderful garden room with lantern roof and bifold doors leading to the rear garden, and a stylish, well-appointed four piece family bathroom. The property further benefits from a garage, off-street parking, and a well-maintained enclosed rear garden, perfect for relaxing or entertaining.

Ideally located within the sought-after Red House Farm area, the home enjoys close proximity to local shops, well-regarded schools, and a range of nearby amenities, providing convenient and comfortable living.



# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL

The internal accommodation comprises: A spacious porch that opens into a welcoming entrance hall with two well-proportioned front-aspect bedrooms on either side. Further along the hallway to the right is a beautifully refitted family bathroom featuring contemporary fittings, a standalone bath, WC, washbasin, and a walk-in shower.

To the end of the hallway is a spacious open-plan and extended lounge/dining room leading into a delightful garden room with bi-fold doors opening out to the rear garden and a lantern skylight. To the right is a superb modern kitchen, well-equipped with integral appliances and ample floor and wall units providing excellent storage and counter-top space. The kitchen also features the properties second skylight and two access doors - one leading to the rear garden and the other to the integral garage.

Externally, to the front, the property benefits from a long driveway providing off-street parking for approximately three cars, adjacent to a lawned area with shrubs and hedging. To the rear is a well-maintained enclosed garden with timber fencing, a paved seating area, and a raised lawned section with mature shrubs.





# BRUNTON

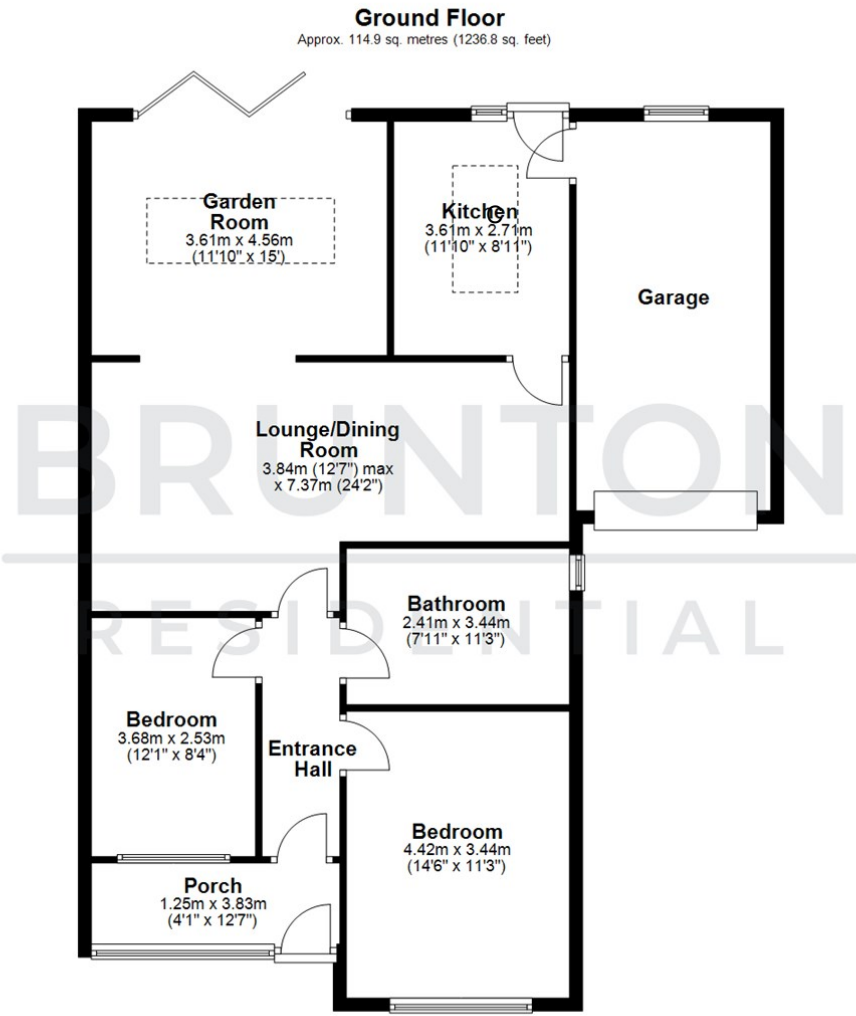
## RESIDENTIAL

TENURE : Freehold

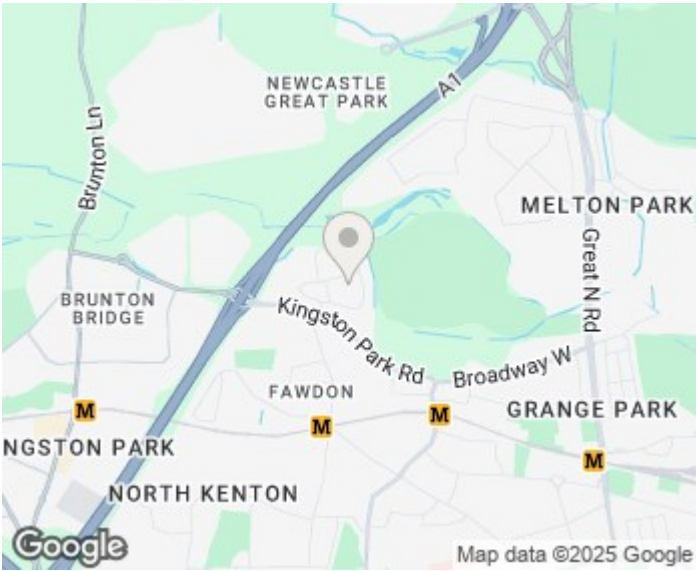
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>66</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC