

# BRUNTON

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## RESIDENTIAL



**FALCON WAY, KENTON BANK FOOT, NE13**

**Offers Over £284,000**



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THREE BEDROOM | SEMI DETACHED FAMILY HOME | SOUTH FACING REAR GARDEN

Brunton Residential are delighted to offer for sale this charming three-bedroom semi detached in Kenton Bankfoot, Newcastle Upon Tyne. Boasting a spacious layout and a welcoming reception room, it offers comfortable modern living in a highly desirable location.

For more information and to book your viewing please call our team on 0191 236 8347



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Situated on Falcon Way is this immaculate three bedroom semi detached family home, offering an ideal first time purchase and briefly comprises; entrance hallway opening onto the lounge, 'loo-tility' with additional work surface area and sink, kitchen diner spanning the full width of the property with French doors giving access to the rear garden.

Off the landing to the first floor there are two double bedrooms, one with over stair store and the family three piece bathroom with shower over the bath. There is a handy home office/dressing area that has stairs leading to the master bedroom on the second floor complete with en suite.

Externally there is a small easy to maintain garden to the front with double length drive to the side offering off street parking for multiple vehicles. To the rear there is a stunning South facing garden that has recently been landscaped with patio area and pergola, ideal for alfresco entertaining.

### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band C





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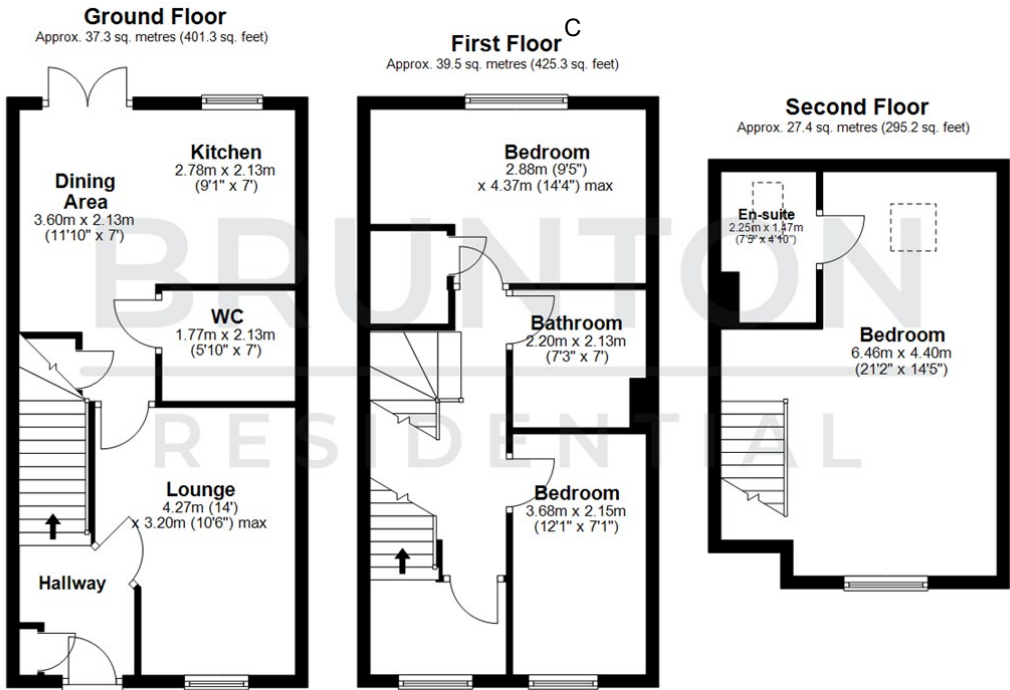
## RESIDENTIAL

TENURE : Freehold

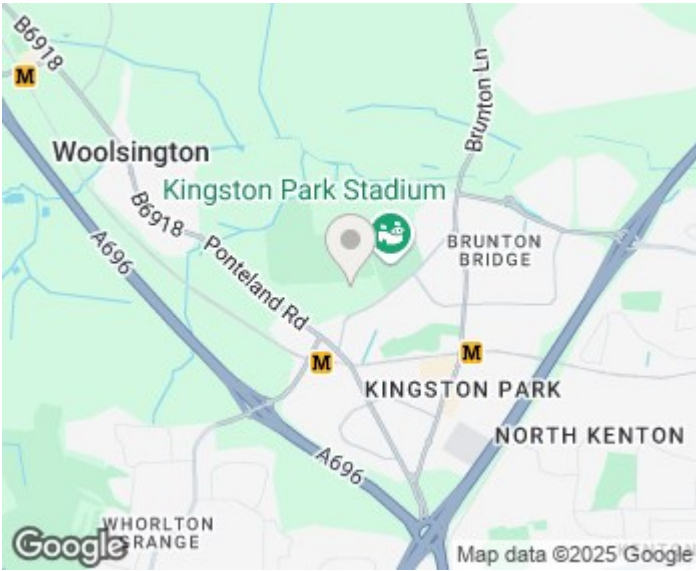
LOCAL AUTHORITY :

COUNCIL TAX BAND : C

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		95
(92-plus) A	85	
(81-91) B		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	