

# BRUNTON

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## RESIDENTIAL



**HAWK CHASE, KENTON BANK FOOT, NE13**

**Offers Over £229,950**



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Brunton Residential are delighted to welcome to the market this immaculately presented 'Ashenford' by Taylor Wimpey on Hawk Chase, Kenton Bank Foot. This well-presented property offers two well-proportioned bedrooms, one featuring built-in wardrobes and the other benefiting from a storage cupboard. Additional highlights include a lovely rear garden and off-street parking, adding to the home's appeal.

Kenton Bank Foot is a sought-after area known for its convenient access to local amenities, excellent transport links, and nearby facilities, making it an ideal location for a variety of buyers.



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Upon entering, you are welcomed into an entrance hall featuring a storage cupboard that has been partially converted into a handy utility area and access to a conveniently located WC. The ground floor is enhanced by parquet flooring throughout.

From the entrance hall, you are led into a modern open-plan kitchen, dining, and lounge area. The well-equipped kitchen offers a range of floor and wall units, integrated appliances, and double doors opening out to the rear garden.

Upstairs, the first floor comprises two well-proportioned bedrooms. One benefits from built-in wardrobes, while the other includes over the stair store. A family bathroom serves this level, complete with a bath, overhead shower, washbasin, and WC.

Externally, the property features a drive offering off-street parking to the front. To the rear, a good-sized garden is mainly laid to lawn and includes a paved seating area, all enclosed by fencing.

### Tenure

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





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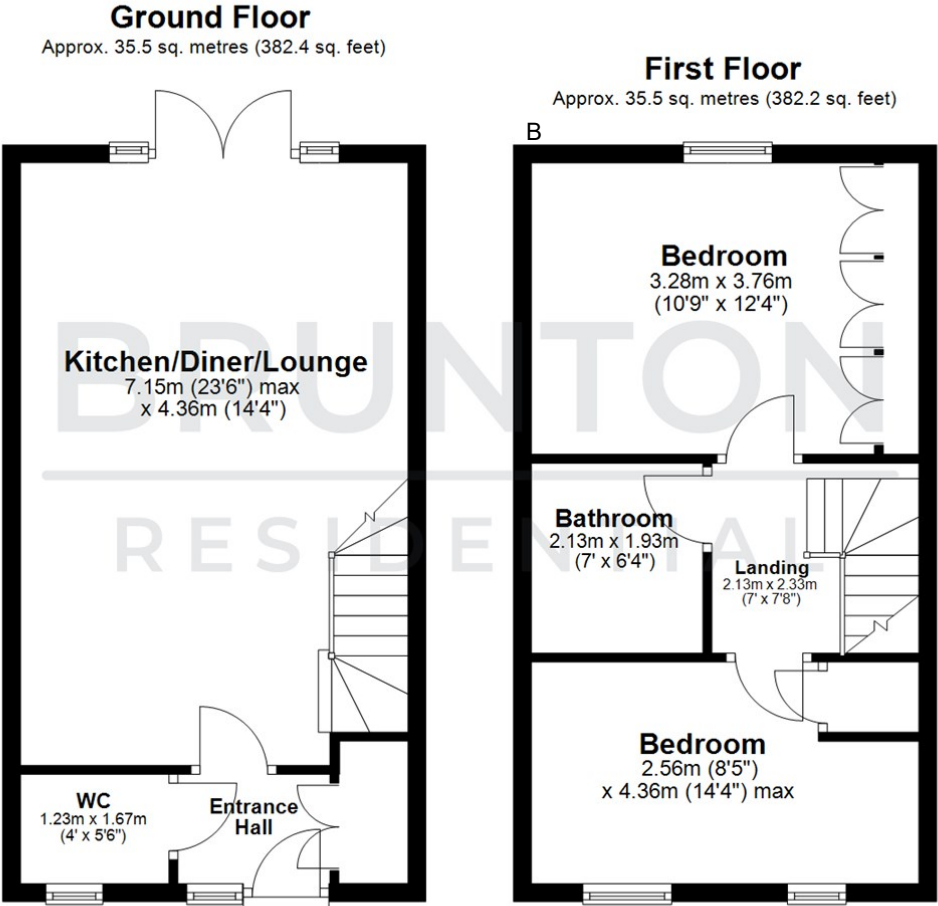
## RESIDENTIAL

TENURE : Freehold

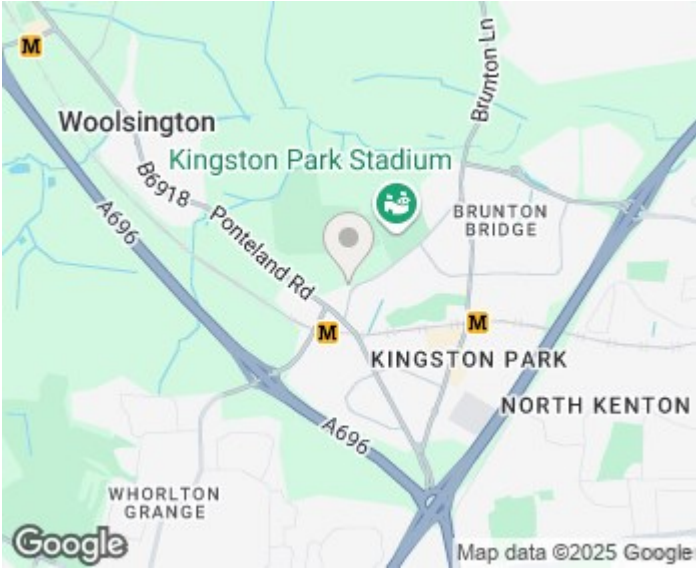
LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : B

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		
(92 plus) A		96
(81-91) B	84	
(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	