

BRUNTON

RESIDENTIAL



KIRKWOOD DRIVE, NEWCASTLE UPON TYNE, NE3

£190,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

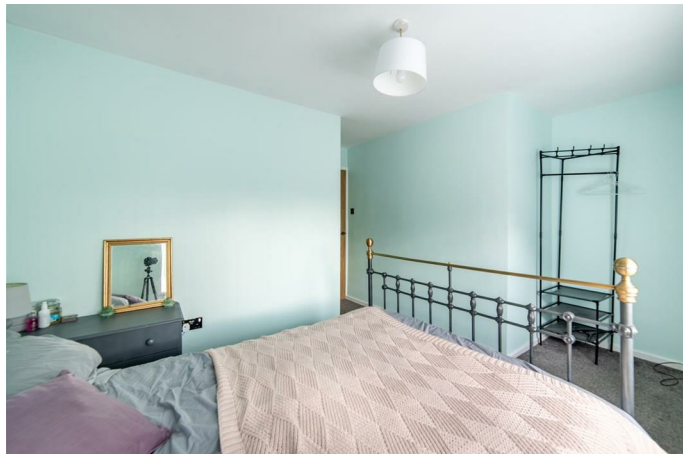
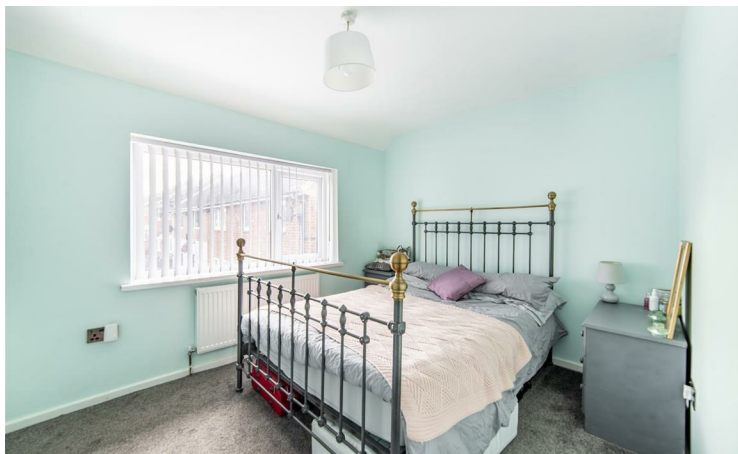
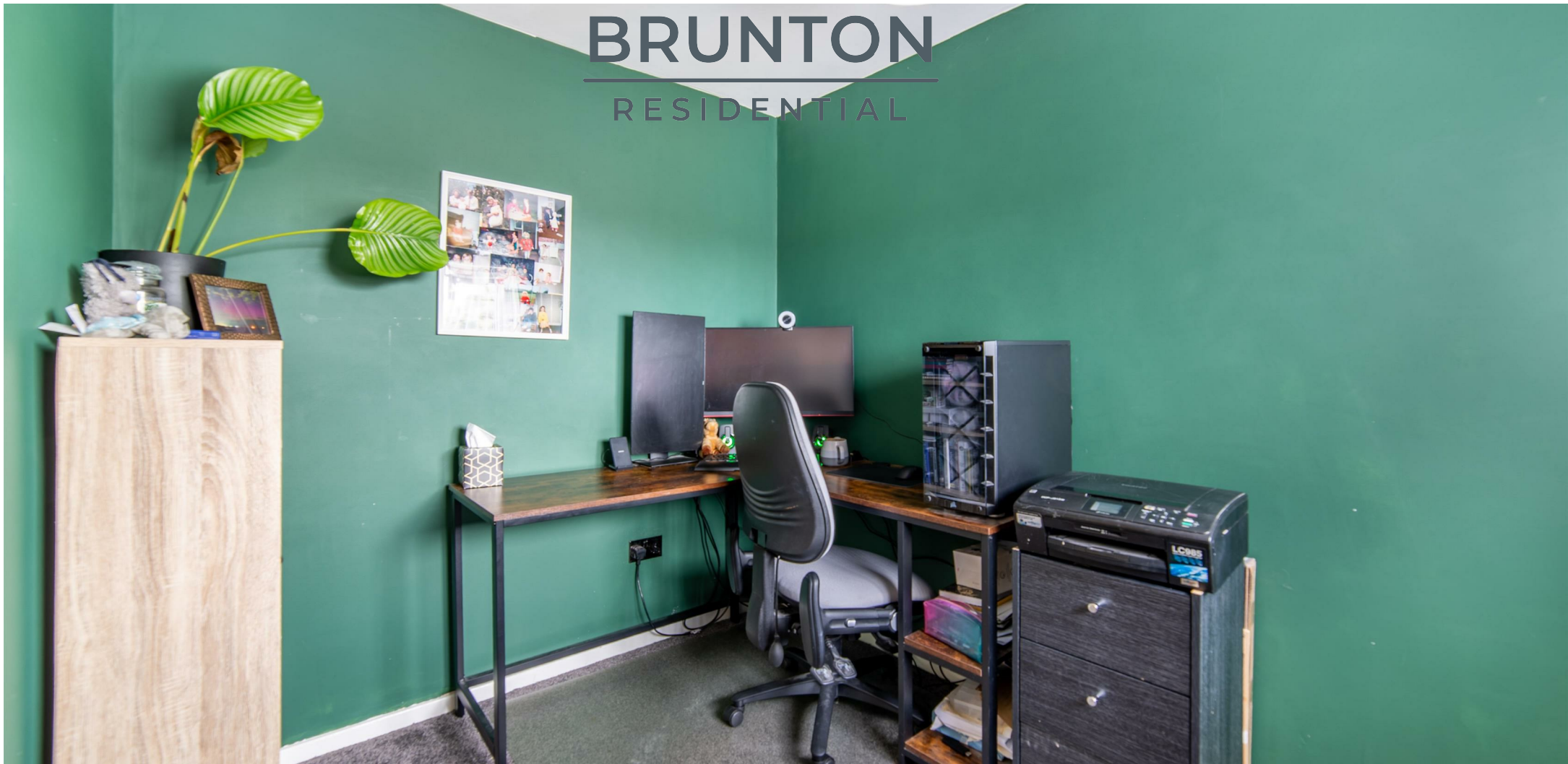


A well-presented semi-detached house situated on a generous corner plot on Kirkwood Drive, within Kenton, Newcastle upon Tyne, featuring three well-proportioned bedrooms. Additionally, the property offers excellent garden space.

Located in Kenton, this home benefits from a range of local amenities, including shops, supermarkets, and healthcare facilities. The area is well-served by reputable schools and green spaces, making it an excellent choice for families. With convenient transport links, including Fawdon Metro Station and easy access to major roadways, residents can enjoy seamless travel to Newcastle city centre and beyond.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

Upon entering, you are welcomed into an entrance hall featuring wood-effect flooring throughout. A staircase leads to the first-floor landing, while to the right, a spacious lounge benefits from dual-aspect windows, allowing for plenty of natural light to fill the space.

Towards the rear of the property, the well-appointed kitchen offers a range of floor and wall units, integrated appliances, and a convenient storage unit. A door provides access to the rear, and a further door leading to the utility room, which features additional worktop surfaces and a door for external access.

Ascending to the first floor, you will find three well-proportioned bedrooms, one of which benefits from built-in storage. A fully tiled family bathroom is equipped with a bath, overhead shower, and wash basin, while a separate toilet is located adjacent for added convenience.

Externally, the property is situated on a generous corner plot, offering excellent garden space, ideal for outdoor enjoyment.



BRUNTON

RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

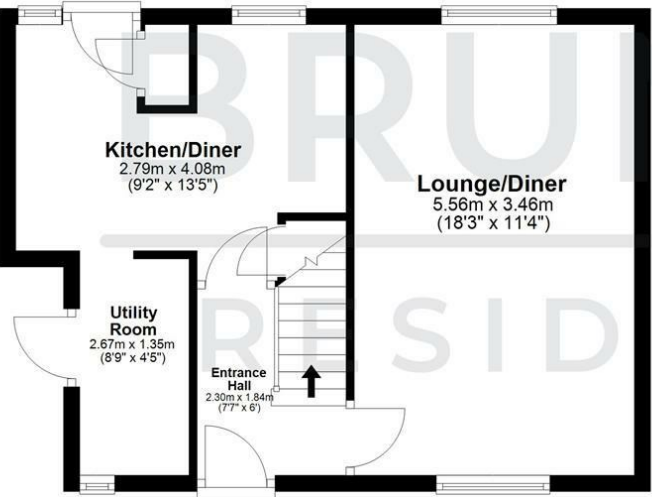
COUNCIL TAX BAND : A

EPC RATING : C

A

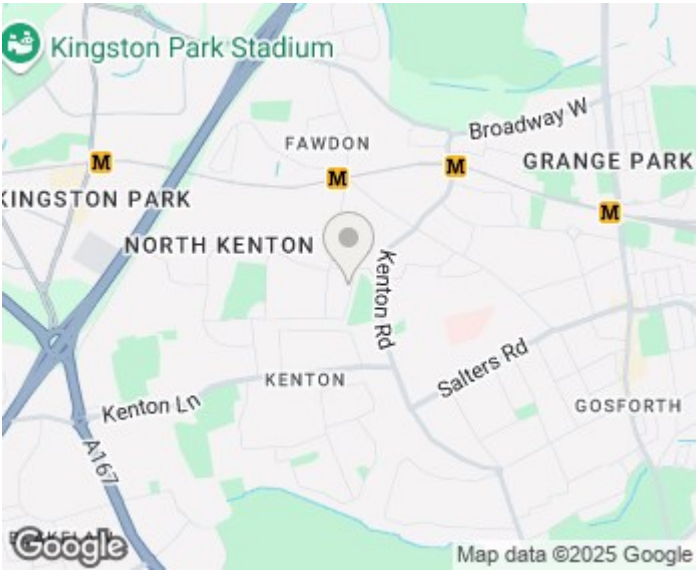
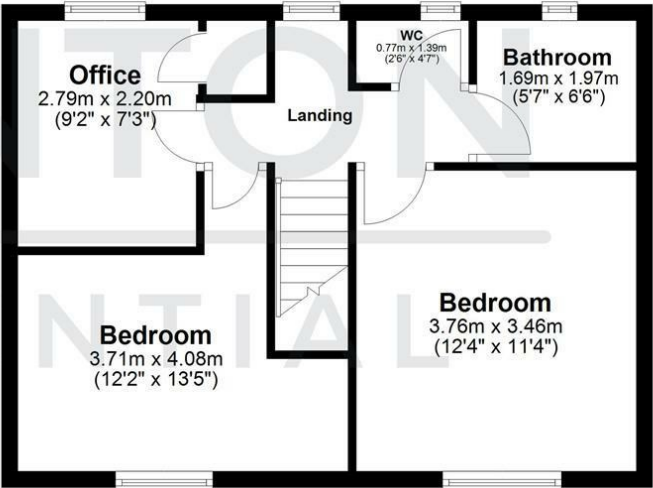
Ground Floor

Approx. 40.3 sq. metres (433.7 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	72	
(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		