BRUNTON
RESIDENTIAL

THREE BEDROOMS – TERRACED HOME – POPULAR LOCATION

Brunton Residential are delighted to offer this well-proportioned three-bedroom terraced home on Broomley Walk, Newcastle Upon Tyne.

The property features a spacious, open-plan lounge, kitchen and living area. The property also features three bedrooms, including a loft room. Further highlights include an enclosed rear gardens and a detached garage.

Located close to local amenities and transport links, this property offers an excellent opportunity for first-time buyers or investors alike.

Upon entering, you are welcomed into a spacious living area with tiled flooring and stairs leading to the first-floor landing. On the right, there is access into an open-plan lounge with a front-aspect window allowing in plenty of natural light. From the lounge, you flow seamlessly into a kitchen/dining area, which is well equipped with a range of wall and floor units, integrated appliances including an oven, hob, and extractor fan, granite worktop surfaces, and a centre island. There is also understair storage and French doors that open out to the rear garden.

Upstairs on the first floor are two well-proportioned bedrooms, both benefiting from fitted wardrobes, along with a fully tiled shower room comprising a walk-in shower, washbasin, and WC.

The third bedroom offers a staircase access to a loft room which is enhanced by a Velux window, providing a bright and versatile space.

Externally, to the front of the home is a low-maintenance lawned garden with well-stocked borders and gated access. To the rear is an enclosed garden with a lawn area, a covered seating space, and access into a detached garage.

A driveway is positioned to the rear providing off street parking and garage access.
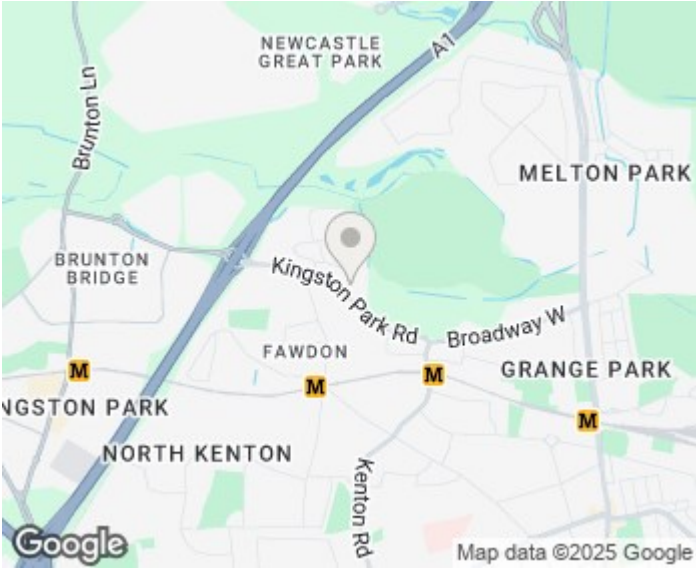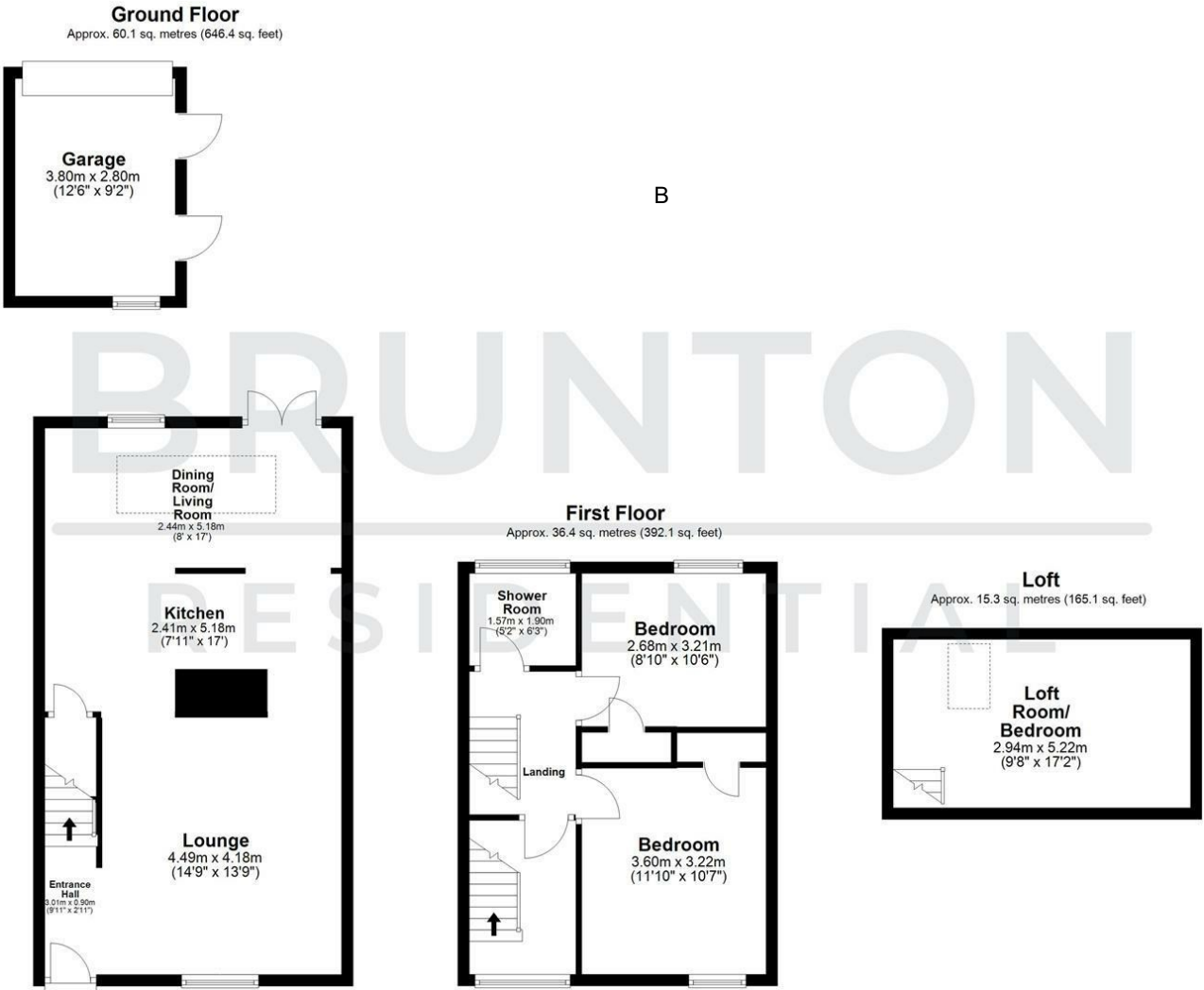
BRUNTON

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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : D

Ground Floor
Approx. 60.1 sq. metres (646.4 sq. feet)

Garage
3.80m x 2.80m
(12'6" x 9'2")

B

Dining Room/ Living Room
2.44m x 5.18m
(8' x 17')

Kitchen
2.41m x 5.18m
(7'11" x 17')

Lounge
4.49m x 4.18m
(14'9" x 13'9")

Entrance Hall
3.01m x 0.90m
(9'11" x 2'11")

First Floor
Approx. 36.4 sq. metres (392.1 sq. feet)

Shower Room
1.57m x 1.90m
(5'2" x 6'3")

Bedroom
2.68m x 3.21m
(8'10" x 10'6")

Landing

Bedroom
3.60m x 3.22m
(11'10" x 10'7")

Loft
Approx. 15.3 sq. metres (165.1 sq. feet)

Loft Room/ Bedroom
2.94m x 5.22m
(9'8" x 17'2")

Map data ©2025 Google

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales | EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

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