

# BRUNTON

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## RESIDENTIAL



**BROOMLEY WALK, NEWCASTLE UPON TYNE, NE3**

**Offers Over £200,000**



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### 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.



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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 three well-proportioned bedrooms, two of which benefit from fitted wardrobes, along with a fully tiled shower room comprising a walk-in shower, washbasin, and WC.

In the roof space is 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.





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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : C

