

# BRUNTON

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## RESIDENTIAL



**STUART COURT, KINGSTON PARK, NE3**

**Offers Over £120,000**



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TERRACED HOUSE | IDEAL FIRST TIME BUY | SOUGHT AFTER LOCATION

Brunton Residential are delighted to welcome to the market this well presented one bedroom terraced house on the sought after Stuart Court withing Kingston Park with off street parking, recently installed shower room and the benefit of being freehold.

For more information and to book your viewing please call our team on 0191 238 8347.



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Situated within a cul-de-sac on the sought after Stuart Court, Kingston Park is this stunning one bedroom house, an ideal first time buy with off street parking, Briefly comprising; entrance porch opening onto the lounge area. To the left of the lounge is the breakfasting kitchen spanning the depth of the property with ample work surface areas as well as floor and wall units and garden access.

Off the landing to the first floor there is a handy store cupboard, recently installed shower room with double walk in shower and the bedroom with forward facing window allowing light to flood in and further over the stair store.

Externally there is a drive to the front offering off street parking, to the rear is an immaculate enclosed low maintenance garden with seating area, 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 A



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TENURE : Freehold

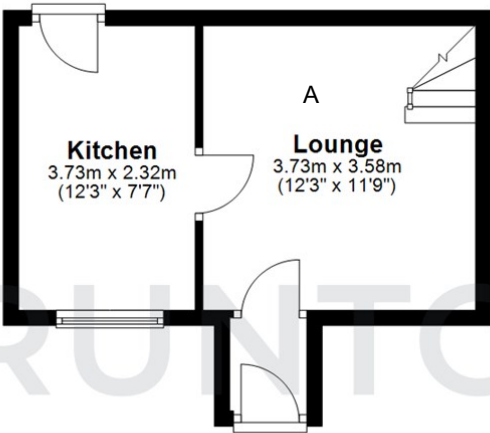
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING :

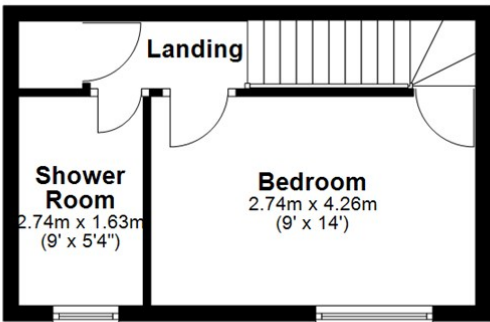
### Ground Floor

Approx. 23.7 sq. metres (254.9 sq. feet)

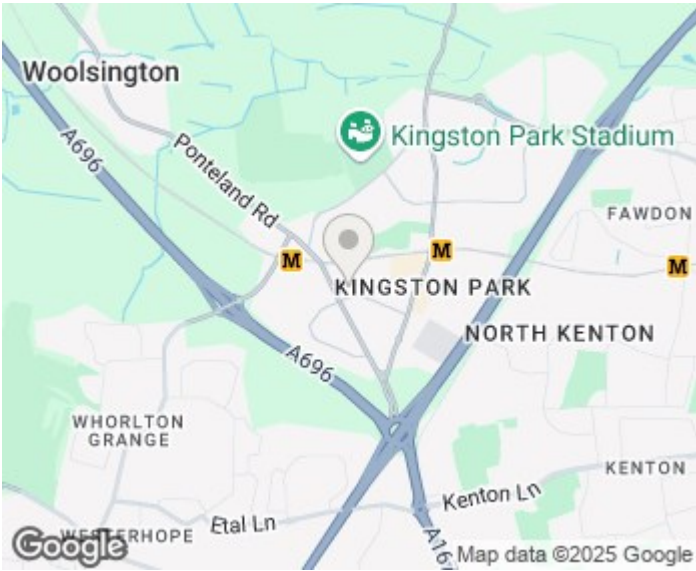


### First Floor

Approx. 22.3 sq. metres (240.5 sq. feet)



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		