

# BRUNTON

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## RESIDENTIAL



**THE UPLANDS, KENTON, NE3**

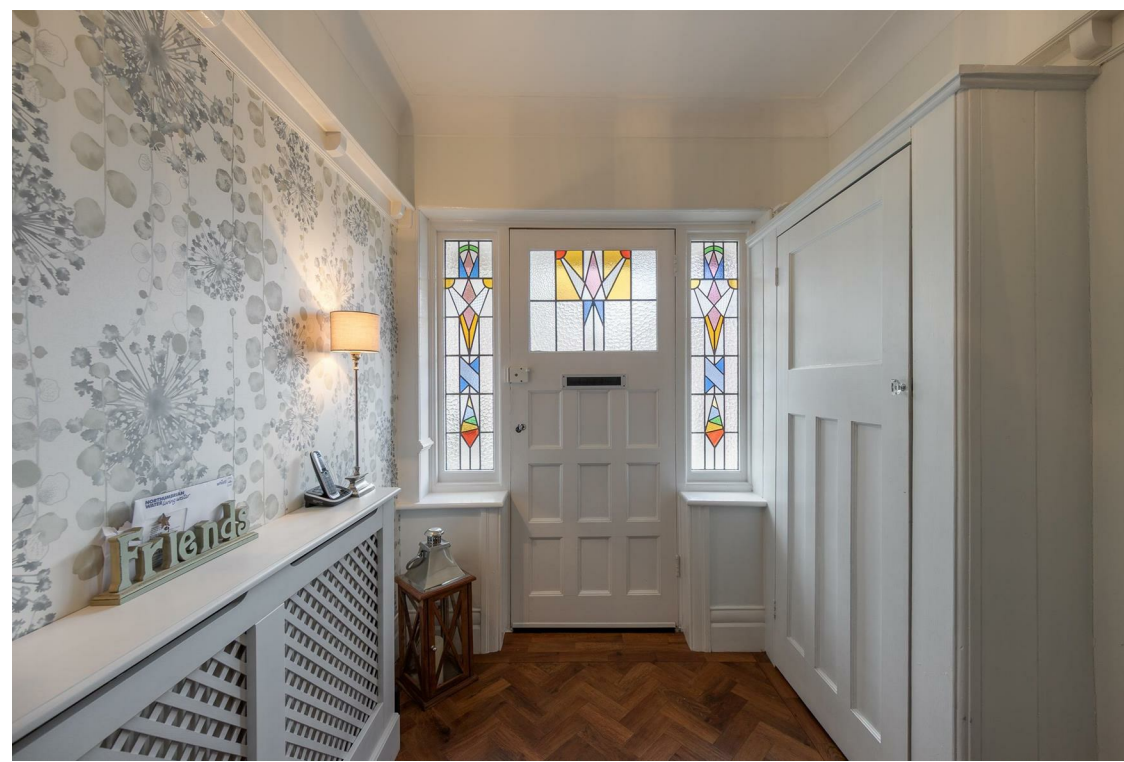
**Offers Over £325,000**

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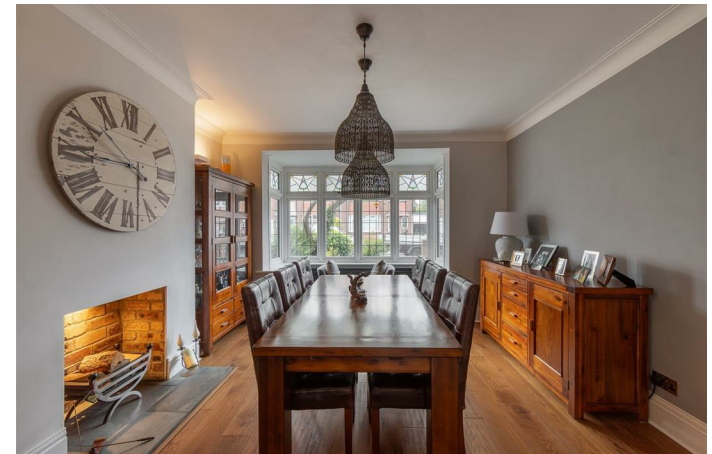
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Well Presented Semi-Detached Family Home Boasting Delightful South Facing Rear Gardens, Two Reception Rooms, Kitchen/Dining Space, Three Bedrooms, Contemporary Re-Fitted Family Bathroom, Integral Garage & Off Street Parking for Two Vehicles.

This excellent, 1930's semi-detached family home is ideally placed to the south backing side of The Uplands, Kenton. The Uplands, which is tucked just off from Kenton Lane and The Crossway, is situated close to Gosforth with its excellent array of shops, cafes and restaurants.

The property is also positioned close local schooling, road transport links into Newcastle City Centre and also to the A1, providing excellent links throughout the region.



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The internal accommodation comprises: Entrance hall with stairs leading to the first floor and original stained glass windows. To the right hand side of the hallway is the first of two reception rooms, which is currently laid out as a dining room with walk-in bay window and folding glazed doors that open to the living room. The living is generous in size and also offers bespoke fitted storage to the alcove, stone fireplace with wood-burning stove. and again with walk-in bay window with French doors leading out onto the rear terrace and gardens.

The kitchen/dining space is located to the very rear and is also a good size, with integrated appliances and door leading out to the rear gardens. The kitchen also enjoys granite worktops with a door leading into the integral garage and a further store/pantry cupboard.

The stairs then lead up to the first floor landing which in turn gives access to three bedrooms, of which two are comfortable doubles, both with walk-in bay windows and cast iron fireplaces. Bedroom three is a smaller room and is ideal as a nursery or study with fitted storage. The family bathroom has been re-fitted to high standard and is fully tiled, and also enjoys a beautiful four piece suite, including a large free-standing bathtub.

Externally, the property offers a good sized driveway which offers off-street parking for two vehicles, and gives access to the garage with up and over door, light and power. The rear gardens are directly south facing and provide a beautiful and tranquil space with well stocked borders, fenced boundaries and a raised and elevated terrace with timber boundary. To the side there is also a timer garden store.

Well presented throughout, with double glazed windows and gas 'Combi' central heating, this super semi-detached family home simply demands an early inspection and viewings are strongly advised.



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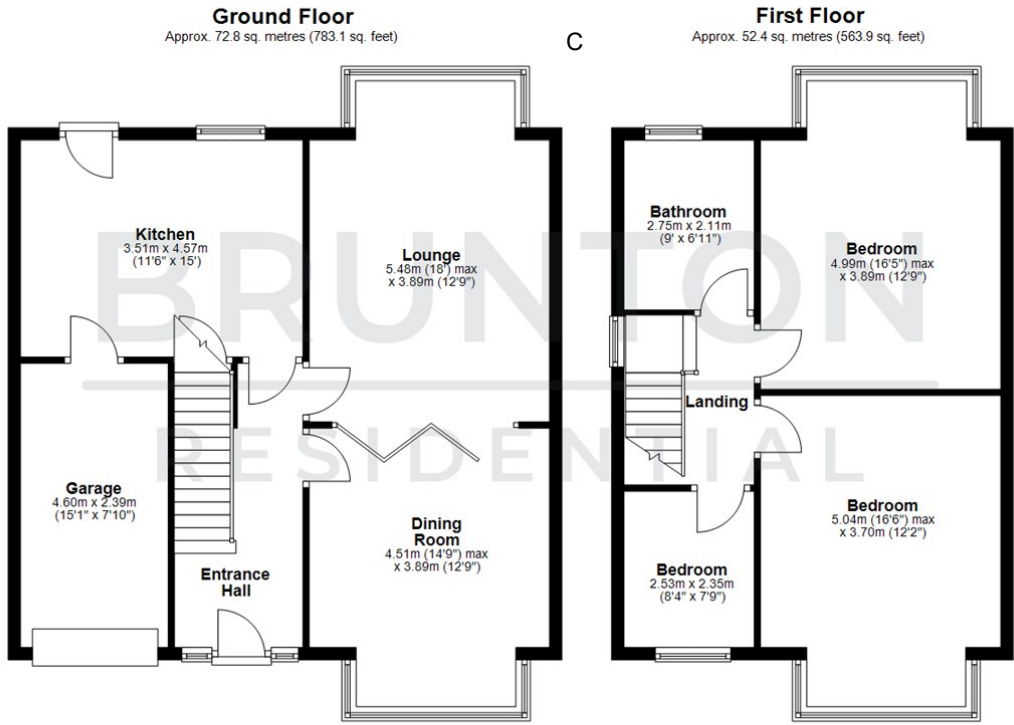
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TENURE : Freehold

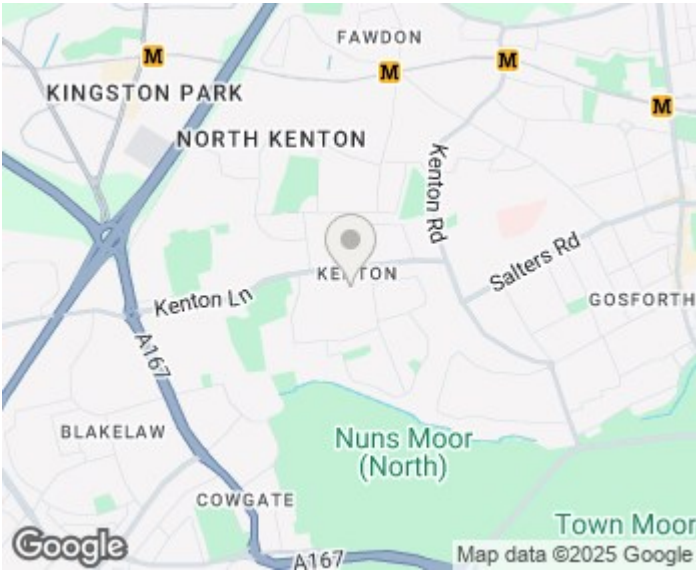
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING :



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		