

# BRUNTON

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## RESIDENTIAL



**RED KITE DRIVE, KENTON BANK FOOT, NE13**

**£294,950**



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### THREE BEDROOM | SEMI-DETACHED | OFF-STREET PARKING

Brunton Residential is proud to present this three-bedroom, semi-detached home on Red Kite Drive in Kenton Bank Foot.

The property boasts three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite. The home also features a spacious lounge with dual-aspect windows, a well-equipped kitchen/diner, and a lovely, enclosed rear garden.

Situated in a peaceful residential area, the property is conveniently located close to Bank Foot Metro Station, the popular Twin Farms pub and restaurant, and the Kingston Park retail area.



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Upon entering the property, the entrance hall provides access to the main living areas, with stairs leading to the first floor. To the right is a full-depth fitted kitchen/dining area featuring dual-aspect windows, creating a bright and inviting space. The kitchen is well-equipped with integrated appliances. To the left of the entrance hall is a full-depth lounge, complete with a window overlooking the front and French doors opening onto the rear garden. The ground floor is further complemented by a WC and a useful storage cupboard.

The first-floor landing leads to three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. A family bathroom serves the remaining bedrooms.

Externally, the rear garden is well-maintained, offering a combination of paved and lawned areas, along with a shed for additional storage. The garden is fully enclosed, providing privacy. A driveway at the front of the property offers convenient off-street parking.





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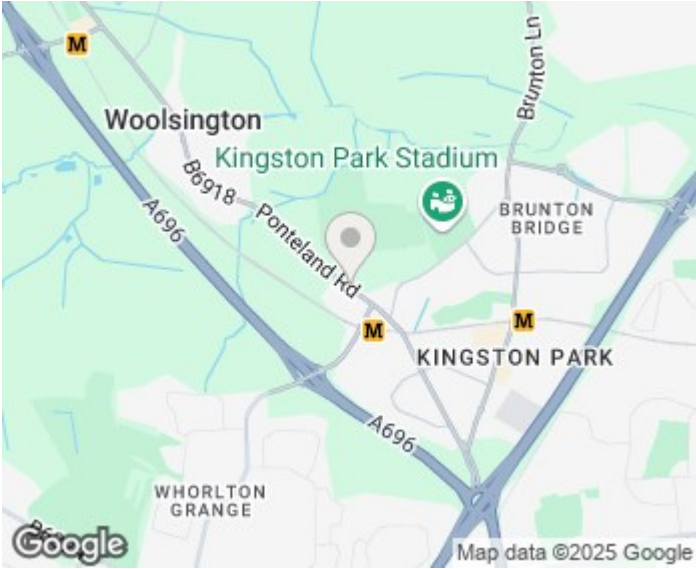
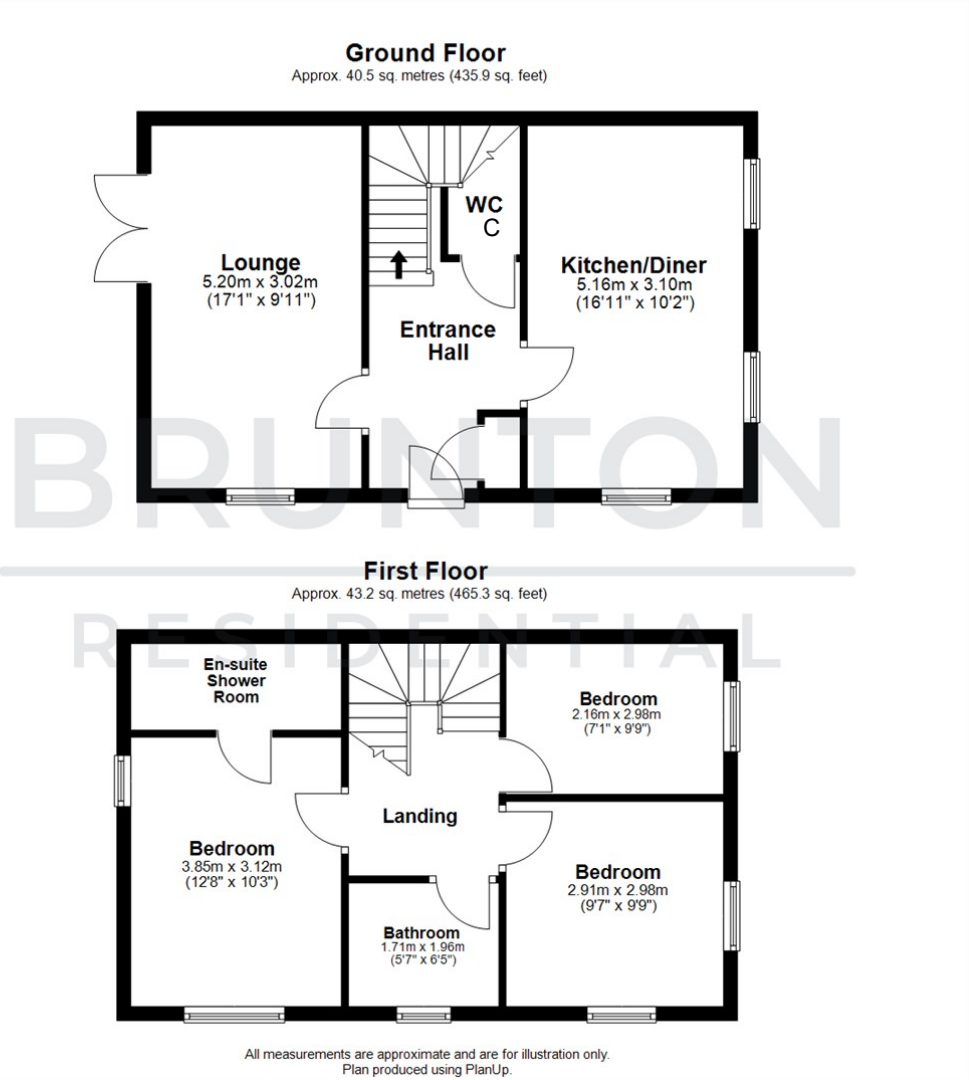
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : C

EPC RATING : B



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>96</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>		(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		