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BRAEBRIDGE PLACE, MONTAGU ESTATE, NE3

Offers Over £220,000

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THREE BEDROOMS – SEMI-DETACHED HOME – SOLAR PANELS

Brunton Residential are pleased to offer this delightful three-bedroom semi-detached home located in the charming Braebidge Place area of Newcastle Upon Tyne.

The property features three well-proportioned bedrooms, an L-shaped kitchen/diner, a utility room and WC, as well as front and rear gardens and a conservatory.

Situated within the sought after Montagu Estate, only a short walk to Gosforth High Street as well as highly regarded schools, parks, and leisure facilities, along with excellent transport links to Newcastle city centre and surrounding areas.

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Upon entering, you're welcomed into an entrance vestibule, which leads into an inner hallway with parquet herringbone flooring and stairs to the first-floor landing. On the left, there is a good-sized lounge featuring a wood-burning stove, a front-aspect bay window, and wood-effect flooring.

At the end of the hallway, you'll find a modern L-shaped kitchen/diner, complete with integrated appliances including an oven, hob, and extractor fan, a range of modern floor units, granite worktop surfaces, dual-aspect windows, a breakfasting bar, and space for a dining table. A window overlooks the rear garden, and the space also offers access to a convenient utility room and WC, as well as a conservatory at the rear of the property, with French doors leading outside. An understair storage unit is also located off the hallway.

Upstairs, the first-floor landing gives access to three well-proportioned bedrooms and a modern family bathroom fitted with wood-effect flooring, marble-effect tiled walls, a bath, overhead shower, washbasin, and WC.

Externally, to the front, there is a well-maintained, low-maintenance garden with a path leading to the entrance and walled boundaries. To the rear, you'll find a good-sized garden, mainly laid to lawn, with a paved patio seating area, fenced boundaries, well-stocked borders, and mature plants.



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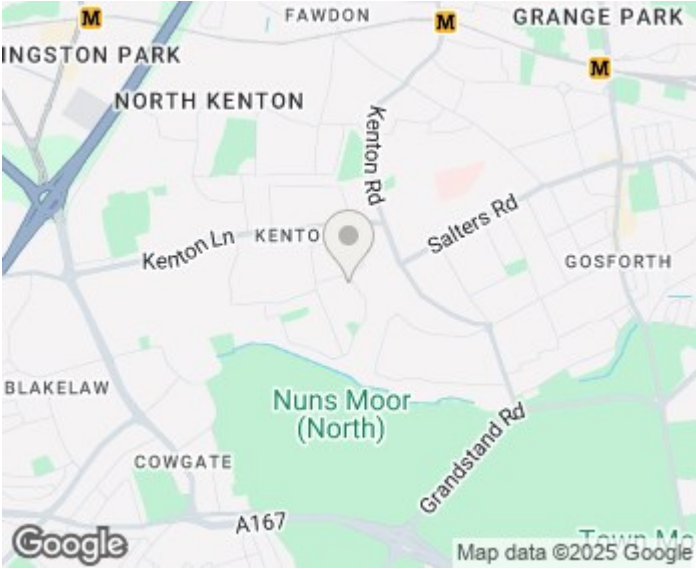
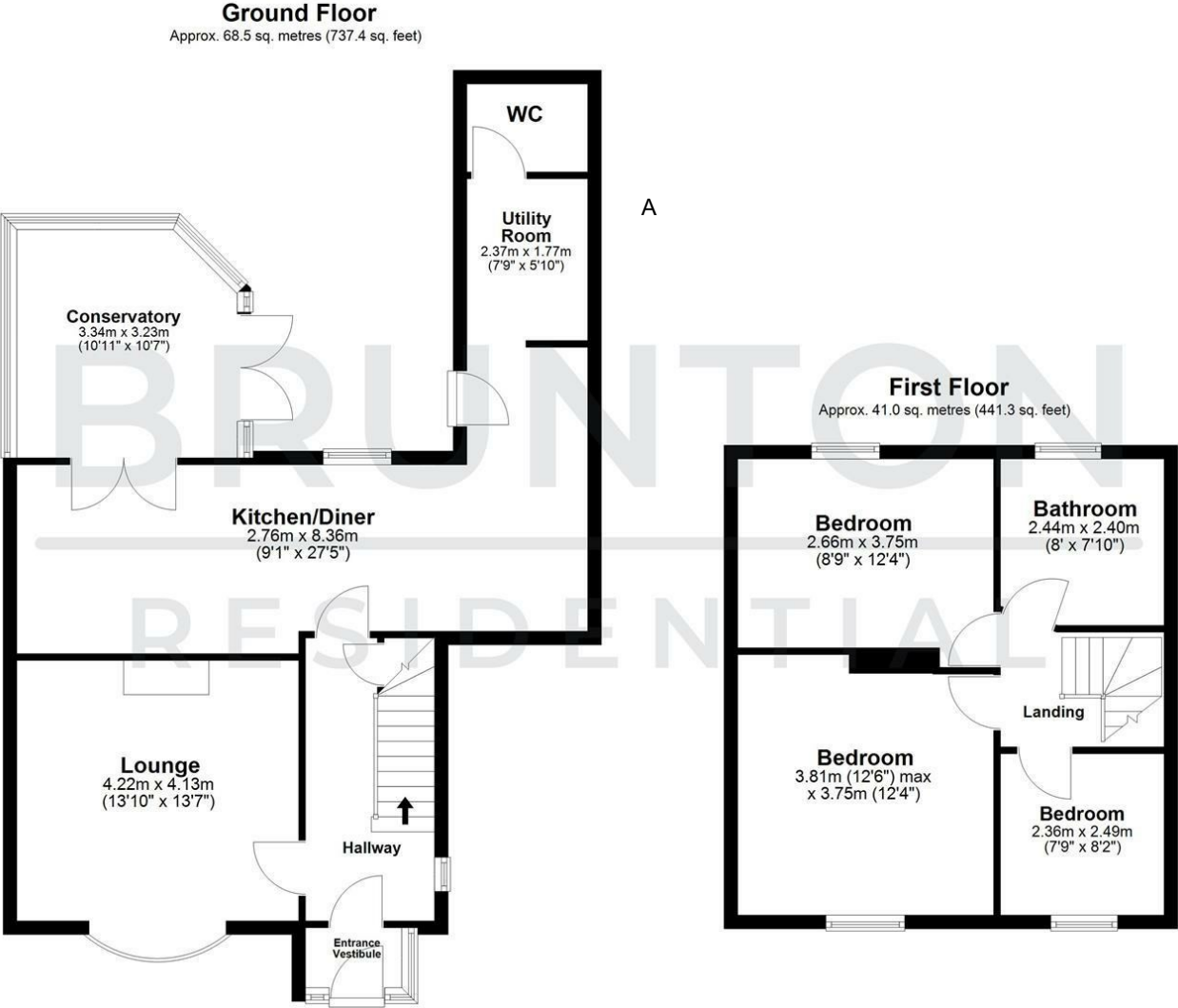
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING :



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