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WINGROVE GARDENS, FENHAM, NEWCASTLE UPON TYNE, NE4

Offers Over £195,000

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Three-Bedroom Mid-Terrace Three-Bedroom Home Boasting in Excess of 1,100 Sq ft, with Two Great Reception Rooms, Practical Kitchen, Three Good Sized Bedrooms, Well-Appointed Family Bathroom & Enclosed Rear Garden!

This attractive, three bedroom mid-terrace home is ideally positioned on Wingrove Gardens, Fenham. Wingrove Gardens is just a stones throw from Wingrove Primary School and is perfectly placed to provide easy access to The Town Moor, Dame Allan's School and the great array of shops and amenities of Fenham. The property is also placed just a 30 minute walk from Newcastle City Centre, Newcastle University and the RVI. offers an excellent selection of shops, cafés, bars and restaurants as well as proximity to local green spaces, such as Nuns Moor.

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The internal accommodation briefly comprises; access via an entrance hall, with stairs rising to the first floor. To the right is the lounge, a generous and beautifully presented reception room with an attractive front-facing bay window. The room features a decorative fireplace, high ceilings and a warm, traditional character, with the bay window providing plenty of natural light. Further along the hallway is the dining room, which is currently arranged as an additional lounge/family room, providing a versatile second reception space. The room is well proportioned and benefits from a feature fireplace, attractive flooring and a pleasant outlook. There is also a useful storage cupboard and access through to the kitchen. The kitchen is a bright and practical space, fitted with a range of contemporary white wall and base units, complemented by contrasting work surfaces and tiled splashbacks. There is good storage and preparation space together with provision for a range of appliances. The kitchen provides access to the rear external area.

Moving to the first floor, the accommodation provides three bedrooms, all of which benefit from built-in cupboards. The bedrooms are individually presented and offer good flexibility for family living, with the largest bedroom providing particularly generous proportions. The family bathroom is finished in a stylish contemporary manner, incorporating a bath with shower over, WC and wash hand basin. Attractive tiling and modern fittings create a bright and distinctive finish.

Externally, the property benefits from a pleasant front garden with established planting and a paved pathway leading to the entrance. To the rear is a generous enclosed courtyard-style garden, predominantly paved and surrounded by mature hedging and established greenery, providing a private and low-maintenance outdoor space.



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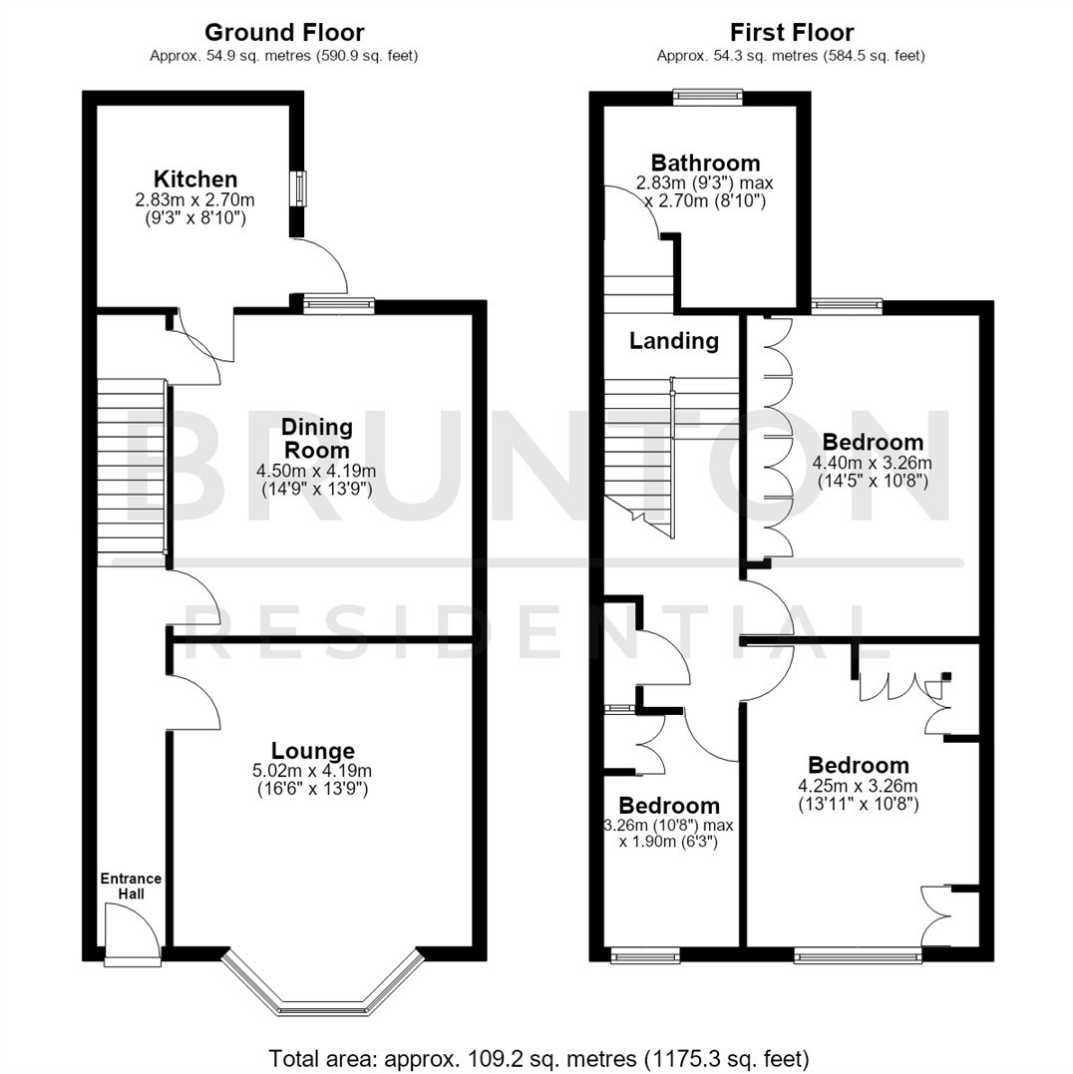
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING :



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		