

# BRUNTON

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RESIDENTIAL



**RUDCHESTER CLOSE, NEWCASTLE UPON TYNE, NE15 9BW**

**Offers Over £230,000**

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Well-presented three-bedroom semi-detached house located in Rudchester Close, Newcastle Upon Tyne.

To the ground floor, the property comprises an entrance hallway, living room, WC and open plan kitchen/diner. To the first floor there are three bedrooms, a family bathroom and an en-suite to bedroom one. Externally, the property benefits from being one of the larger plots for this house style on the estate, there is a driveway to the front with parking for 2 cars, and an enclosed secure and private rear garden.

The property is conveniently positioned for access to local shops, schools and parks, with good transport links provided by bus with the 22, 22X and 62 servicing the wider Newcastle area. The A69 is approximately 1 mile from the property, allowing road access East to Newcastle, and west to Corbridge, Hexham, Haltwhistle and Carlisle.

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As you enter the property, you step into the spacious entrance hallway. There is a staircase directly ahead to the first floor, and a door on the left to access the living room. The living room has a large window, allowing plenty of natural light into the room. Continuing down the hallway, there is a door on the left for the WC, and a door on the right for the under stair storage cupboard.

The final door at the end of the hallway is for the open plan kitchen/diner. The kitchen is fitted with a range of wall and base units, and features integrated fridge/freezer, induction hob, waist height oven and grill. The dining area features French doors leading to the back garden.

Heading upstairs, there is a landing leading to all three bedrooms, a storage cupboard and the family bathroom. Bedroom one is a double room, located on the front aspect of the property and features an en-suite shower room, half tiled, with chrome trim, and walk-in shower, toilet and basin, along with fitted wardrobes.

Bedroom two is located on the rear aspect and is also a double room, with bedroom three being a single room also located on the rear aspect. The family bathroom is fitted with a modern bathroom suite, with shower over bath, toilet and sink, along with a heated towel rail. The loft has been partially boarded, increasing storage within the property.

Externally, the property benefits from driveway to the front for two cars, a large, enclosed garden to the rear, and additional street parking to the side of the plot. The property is beautifully presented throughout, and presents an opportunity for first time buyers, or buyers looking to upsize to move into a desirable estate.



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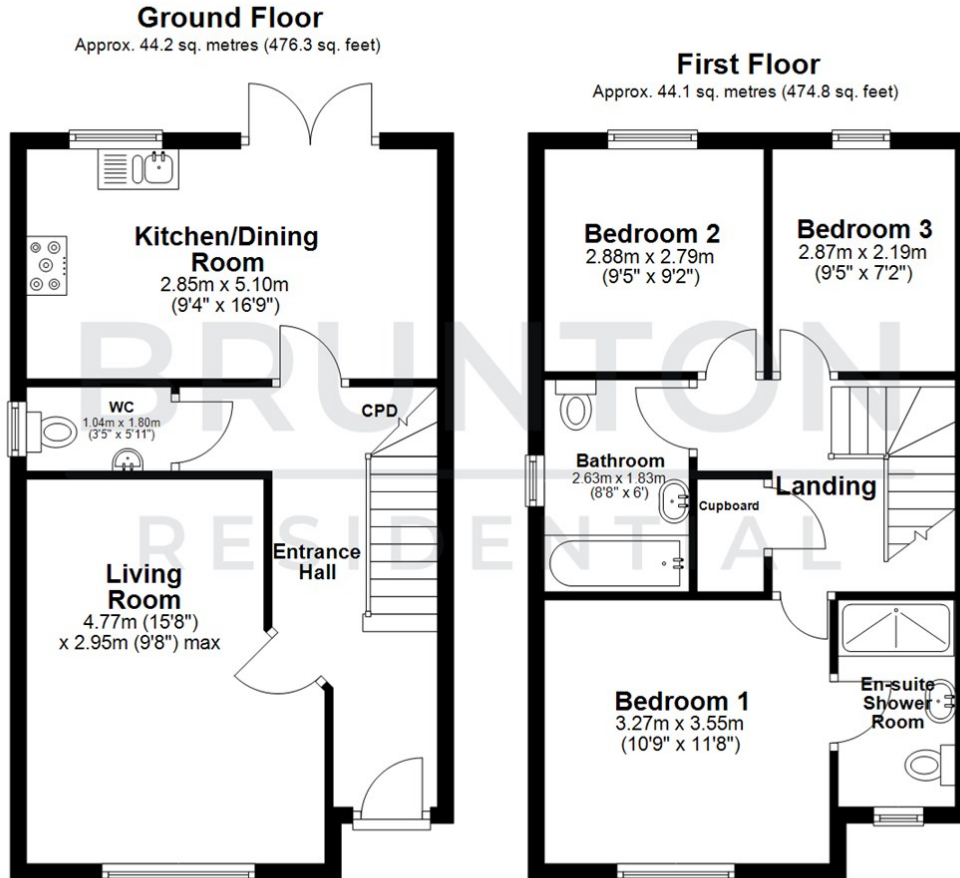
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : B



Total area: approx. 88.4 sq. metres (951.1 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
84	96

Very energy efficient - lower running costs  
(92 plus) **A**  
(81-91) **B**  
(69-80) **C**  
(55-68) **D**  
(39-54) **E**  
(21-38) **F**  
(1-20) **G**  
Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions  
(92 plus) **A**  
(81-91) **B**  
(69-80) **C**  
(55-68) **D**  
(39-54) **E**  
(21-38) **F**  
(1-20) **G**  
Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC