

# BRUNTON

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## RESIDENTIAL



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Great Mid Terrace Home Boasting Delightful West Backing Rear Gardens, Impressive 18ft Living Room, Full Width Kitchen, Two Fantastic Double Bedrooms & Re-fitted Shower Room, with Off Street Parking & Available with No Onward Chain!

This excellent, mid-terrace home is ideally placed to the south backing side of High Meadows, Kenton. High Meadows, which is tucked just off from Burnfoot Way and Wycliffe Avenue, is situated close to Gosforth with its excellent array of shops, cafes and restaurants.

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

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Upon entering the property, a small entrance porch leads into the generous living room. This room enjoys excellent natural light from the front aspect window and features modern décor, wood effect flooring and space for both lounge and dining furnishings. The open staircase adds to the sense of space and flow through the home, while maintaining an inviting and comfortable atmosphere. To the rear, the fitted kitchen offers a practical and contemporary layout, complete with a good range of cabinetry, integrated oven with gas hob and extractor, and ample worktop space.

The first floor provides two well presented bedrooms. The main bedroom is a bright double with fitted wardrobes. The second double bedroom also provides generous proportions. The bathroom features contemporary tiling, a walk in shower enclosure with rainfall shower head, vanity wash basin and WC offering a sleek and stylish finish.

Externally, the property boasts a private enclosed rear garden designed with easy maintenance in mind. A paved seating terrace leads onto a level lawn with planted borders, a timber storage shed and surrounding fencing for complete privacy. The front of the property features a driveway offering off-street parking for one car.

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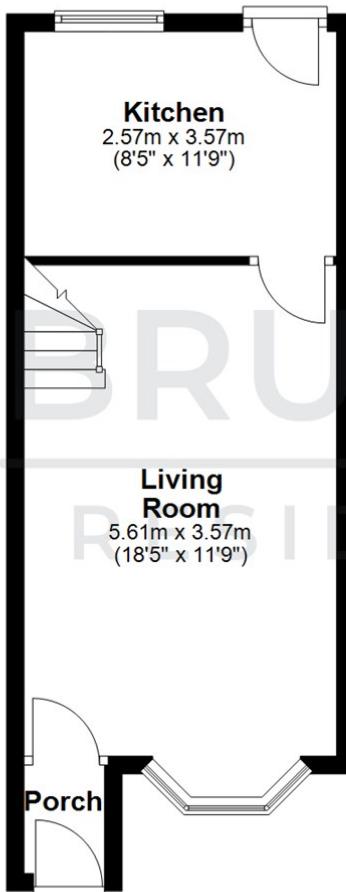
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TENURE : Leasehold

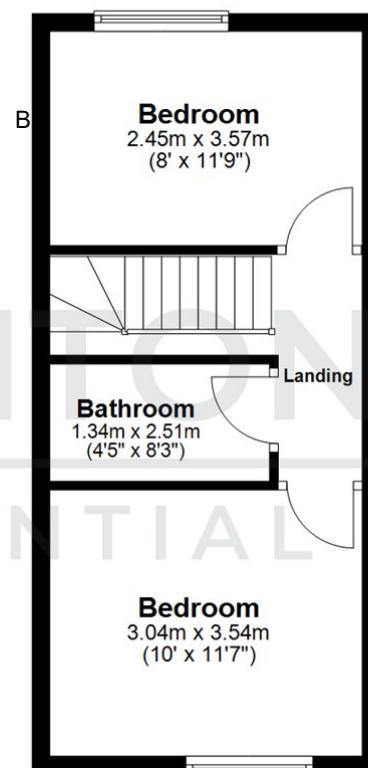
### Ground Floor

Approx. 31.0 sq. metres (333.5 sq. feet)



### First Floor

Approx. 29.5 sq. metres (317.2 sq. feet)

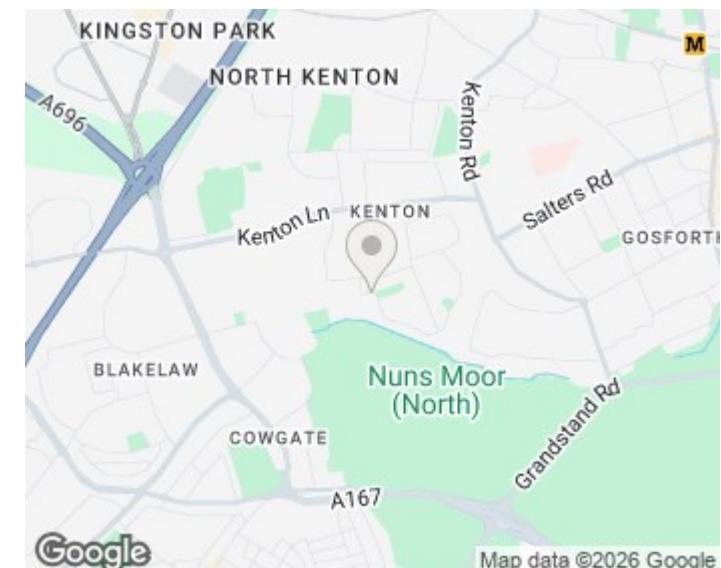


All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : B

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
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		
England & Wales		
EU Directive 2002/91/EC		