

# BRUNTON

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RESIDENTIAL



**BROOMLEY WALK, RED HOUSE FARM, NE3 2BH**

**£270,000**

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This beautifully extended and generously proportioned three bedroom semi detached home is ideally situated on Broomley Walk within the highly sought after Red House Farm situated on a lovely corner plot.

Offering modern décor throughout, the property provides well balanced accommodation perfectly suited to family living. Conveniently located close to a range of local amenities, with further shopping, dining and leisure facilities available in nearby Gosforth, the home also benefits from excellent transport links including regular bus services, Metro access and easy connections to the A1 motorway, making it ideal for commuters.

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Internally, the property comprises an entrance porch leading into a welcoming hallway, opening into a bright and comfortable lounge featuring a bay window and an attractive wood burning stove, creating a warm focal point. To the rear, an impressive and extended open plan kitchen dining area is fitted with stylish shaker style units, a central island and French doors providing direct access to the rear garden, offering an ideal space for both everyday living and entertaining.

The first floor hosts three well proportioned bedrooms alongside a contemporary three piece family bathroom with modern suite and overhead shower.

Externally, the property enjoys gardens to the front, side and rear, providing excellent outdoor space, as well as a recently extended block-paved driveway offering convenient off street parking for multiple vehicles.



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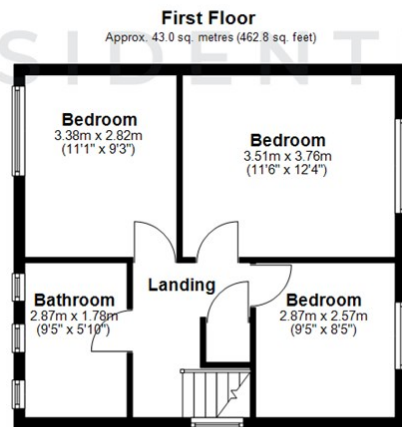
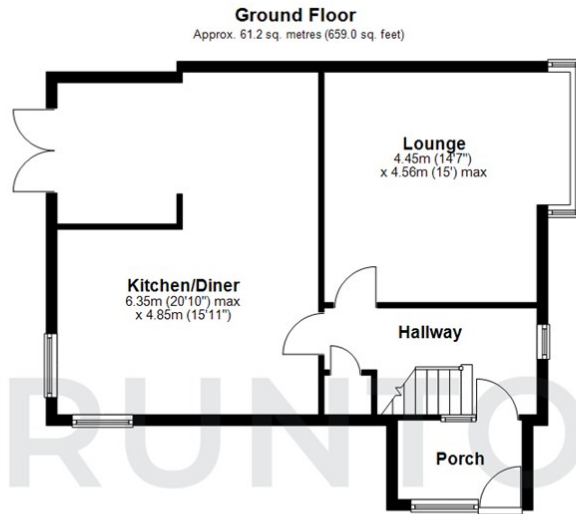
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

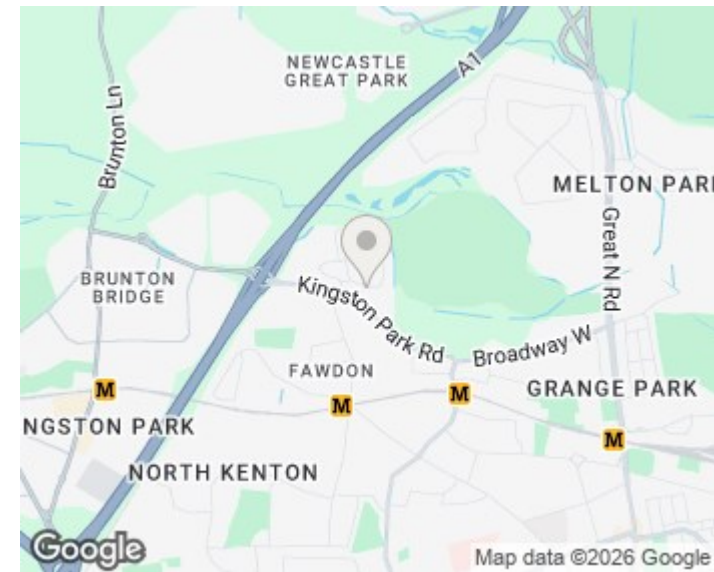
COUNCIL TAX BAND : C

EPC RATING : C



Total area: approx. 104.2 sq. metres (1121.8 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	