

# BRUNTON

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## RESIDENTIAL



**KIRTON AVENUE, NEWCASTLE UPON TYNE, NE4**

**Offers Over £250,000**



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Well Presented Family Home Offering Spacious & Versatile Accommodation Arranged Over Two Floors. Boasting Three Bedrooms, Two Great Reception Rooms plus Conservatory, Well Equipped Kitchen with Utility Space, Family Bathroom, Enclosed Rear Garden with Open Aspect Views, Off Street Parking plus Garage!

This great, semi-detached family home is ideally located on the Kirton Avenue, Fenham. Kirton Avenue, just a stones throw from Wingrove Primary School 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.

The accommodation includes a welcoming living room with a walk-in bay window and fireplace, a secondary reception room with a media wall leading into the conservatory, and a fitted kitchen with access to a separate utility area. Upstairs, there are three well-proportioned bedrooms, two of which benefit from built-in wardrobes, served by a family bathroom featuring a four-piece suite. Externally, the property enjoys a generous enclosed rear garden, laid mainly to lawn with seating areas, creating an excellent space for everyday family life and entertaining.



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The internal accommodation comprises: an entrance vestibule that opens into a welcoming entrance hall that has stairs to the first floor, as well as a convenient ground-floor WC. To the left of the hallway, an inviting living room enjoys a walk-in bay window and a fireplace. Immediately adjacent to this, a secondary reception room benefits from a media wall as well as access into the conservatory, which has access to the rear garden. The entrance hallway also provides access to the kitchen to the rear of the property, which features a range of fitted wall and base units, and access to a utility area with a door to the rear garden.

The first floor landing provides access to three well-proportioned bedrooms, two of which are generous doubles and enjoy built-in wardrobes. A family bathroom completes the upstairs accommodation and comprises a four-piece suite.

Externally, the property benefits from a double driveway leading to a garage, offering off-street parking for multiple vehicles. To the rear, the home enjoys an enclosed garden, laid mainly to lawn with hardscape areas for seating, creating the ideal space for family living and entertainment.





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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : D



Energy Efficiency Rating		
	Current	Potential
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		
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	