

# BRUNTON

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RESIDENTIAL



**RENFORTH CLOSE, GATESHEAD, NE8**

Offers Over £235,000

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Modern Detached Family Home Boasting Two Reception Rooms, Re-Fitted Kitchen/Breakfast Room, Three Bedrooms, Family Bathroom plus En-Suite Shower Room with Off Street Parking, Integral Garage & Delightful Enclosed Lawned Rear Gardens and Available with No Onward Chain!

This great, modern detached family home is ideally located on the desirable Renforth Close, Gateshead. Renforth Close, which is tucked just off from St James' Road, is perfectly placed just a stones throw from Gateshead Stadium Metro Station providing superb links into Newcastle City Centre and throughout the region.

The property is also placed just a short walk from the shops and amenities of Gateshead Town Centre as well as Gateshead Stadium and St Wilfreds Primary School.

Available with immediate possession, this is an excellent opportunity to secure detached home within minutes of Newcastle City Centre and Excellent Road and Rail Links.

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The internal accommodation comprises: Entrance vestibule leading directly into a spacious light-filled front aspect lounge, which in turn leads through to a central hallway with stairs leading up to the first floor. From the hallway, there is access to a convenient ground-floor WC, second reception room/dining room with French doors to the garden, re-fitted kitchen/breakfast room, again with door to garden and integral garage.

To the first floor, the landing provides access to three bedrooms, comprising two well-proportioned doubles and a single bedroom. The main bedroom benefits from access to an en-suite shower room, while the remaining bedrooms are served by a family bathroom fitted with a bath with handheld shower, WC and washbasin.

Externally, the property benefits from a private driveway to the front providing block paved off-street parking for two vehicles and access into the integral garage. To the rear is an enclosed garden, mainly laid to lawn with a patio area and a useful timber summer house, offering an ideal space for outdoor use or storage.

Available with immediate possession, early viewings are deemed essential.



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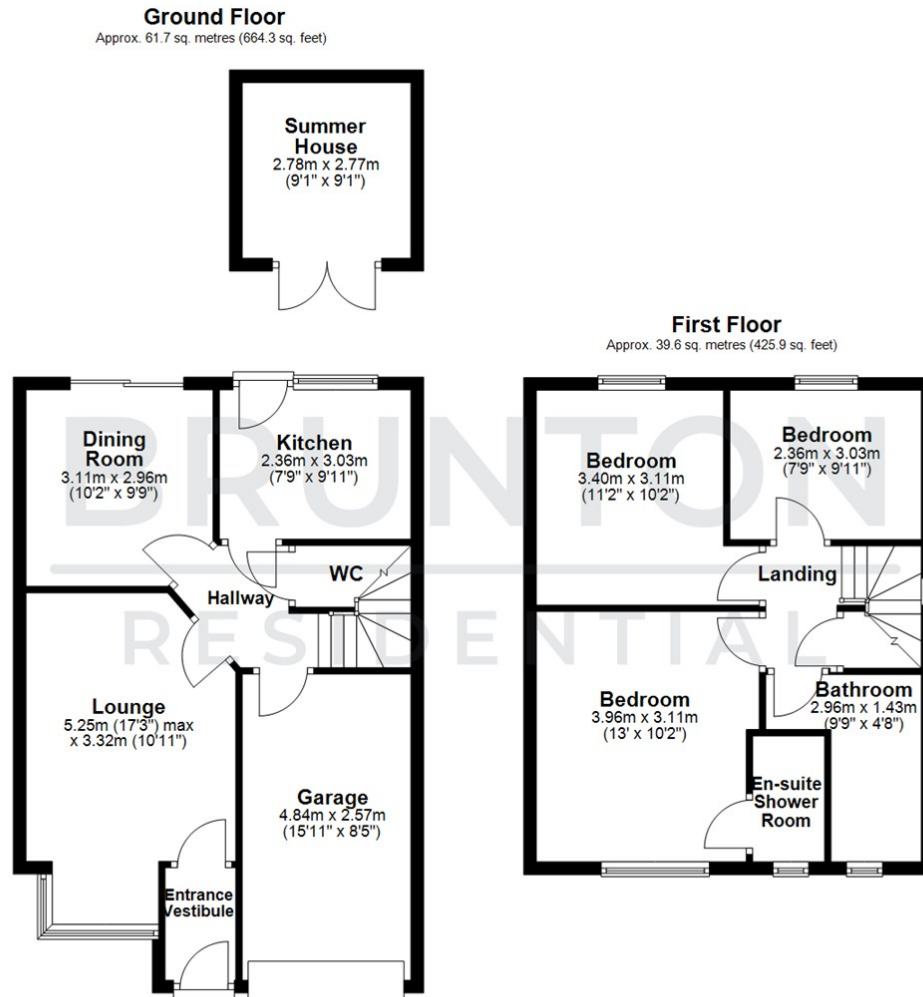
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TENURE : Freehold

LOCAL AUTHORITY : Gateshead CC

COUNCIL TAX BAND : C

EPC RATING : C



Total area: approx. 101.3 sq. metres (1090.2 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>			87
(81-91) <b>B</b>		75	
(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	