

# BRUNTON

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## RESIDENTIAL



**STORE STREET, NEWCASTLE UPON TYNE, NE15**

**£119,950**

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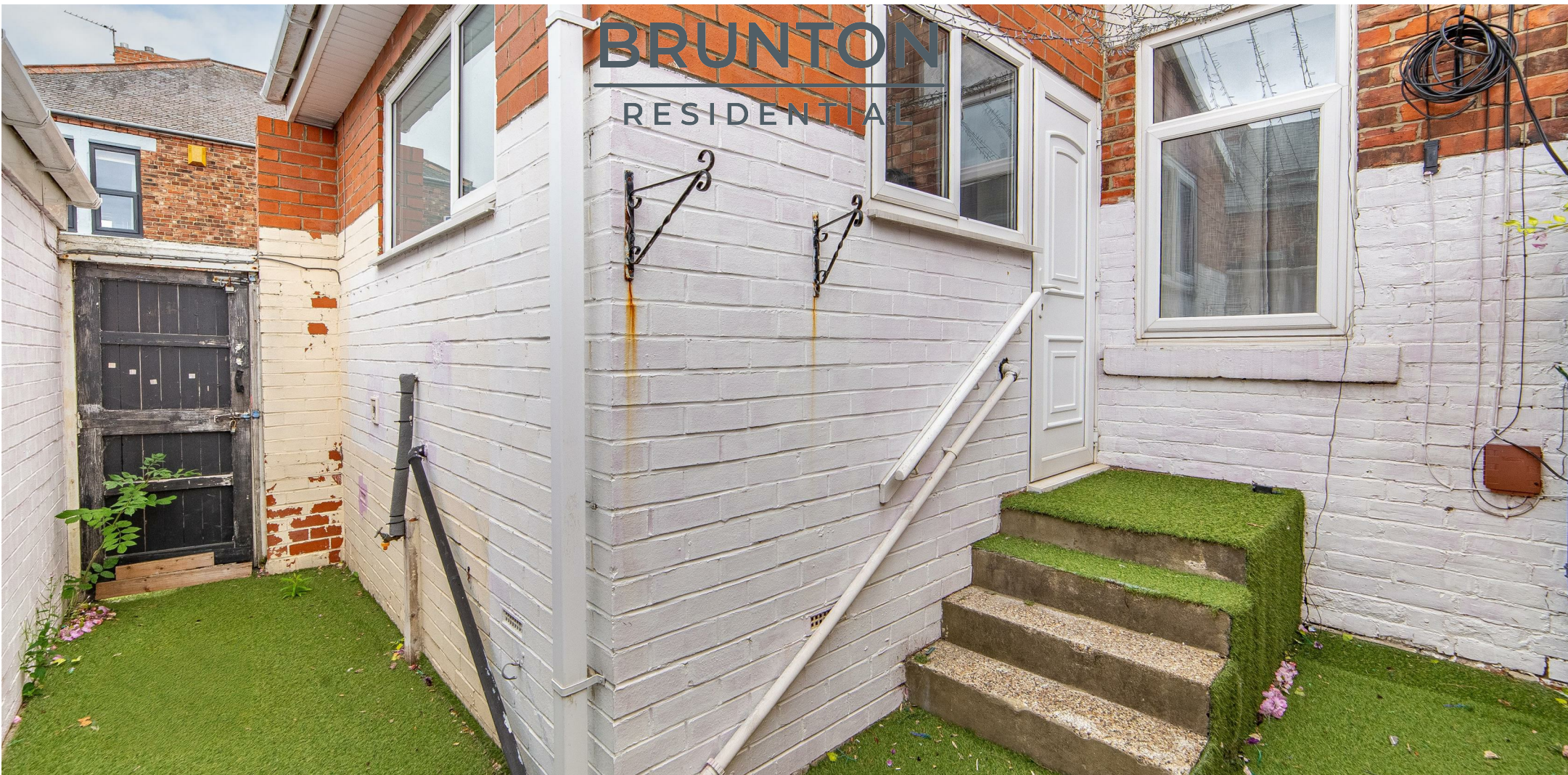


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Well presented, three-bedroom end-terrace home on Store Street, offering generous living accommodation, modern interiors and a low-maintenance rear garden, making it an excellent opportunity for a range of buyers.

The property features a spacious lounge and dining room filled with natural light, creating flexible living and entertaining space. A modern fitted kitchen is positioned to the rear with direct access to the enclosed garden, while upstairs offers two double bedrooms, a versatile third bedroom and a contemporary shower room. Outside, the enclosed rear garden is designed for easy maintenance.

Located in the established residential area of Store Street, the property benefits from excellent access to local shops, supermarkets, schools and everyday amenities. Regular bus services and nearby road links provide convenient connections to Newcastle city centre and surrounding areas, while the A1 is within easy reach for commuters. Ideal for first-time buyers, growing families and investors alike, this is a well-positioned home offering comfortable accommodation in a convenient setting.

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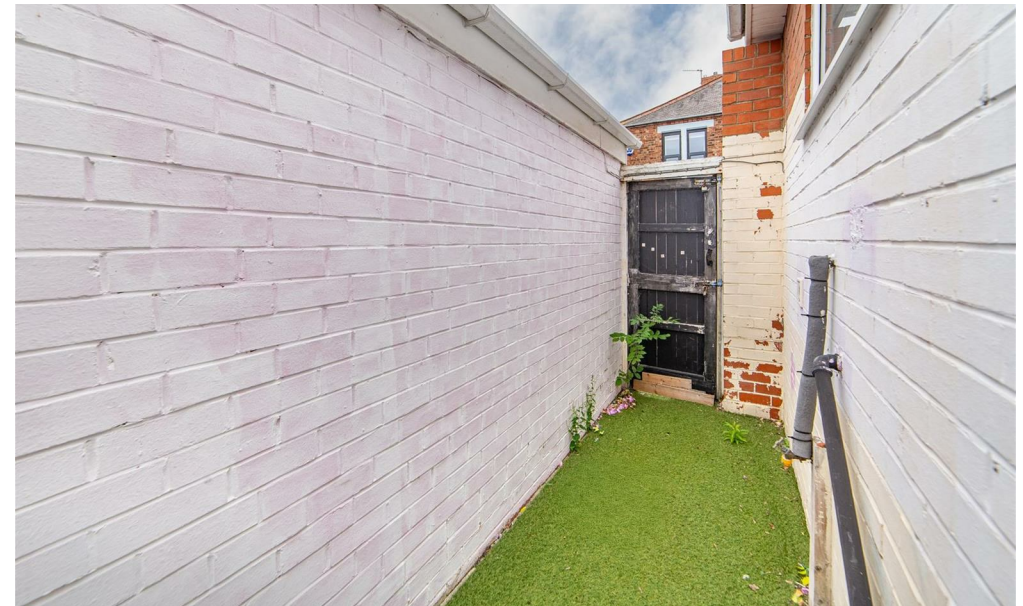
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The internal accommodation comprises: stepping into the entrance hall, with stairs leading up to the first floor. The hall opens into an impressive lounge and dining room, offering generous proportions and an abundance of natural light from windows to both the front and rear. An understairs storage cupboard provides practical everyday storage, while the open layout creates clearly defined areas for relaxing and dining.

Positioned to the rear, the contemporary kitchen is fitted with sleek matt units, work surfaces, an integrated oven, a gas hob with extractor above, and a stainless steel sink beneath the window. A rear door provides direct access to the outside.

Stairs lead to the first-floor landing, giving access to all accommodation. The main bedroom is a spacious double overlooking the front aspect, complemented by a second well-proportioned double bedroom. A third bedroom offers excellent versatility, making it equally suited as a child's room, guest bedroom or home office. Completing the accommodation is the modern shower room, fitted with a corner shower enclosure, vanity unit with inset wash basin and WC.

Externally, the property enjoys an enclosed rear garden designed for low maintenance, with artificial lawn, brick boundaries and timber fencing creating a private outdoor space. Steps lead up to the rear entrance, while a gated passage provides convenient access.



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TENURE : Freehold

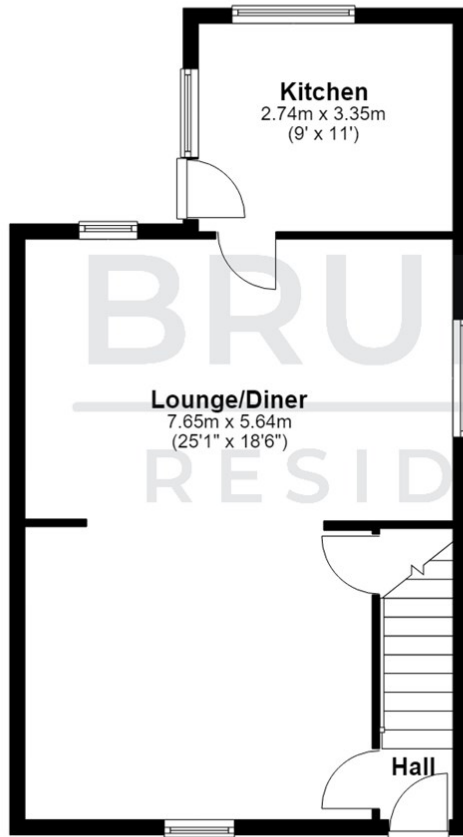
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING : D

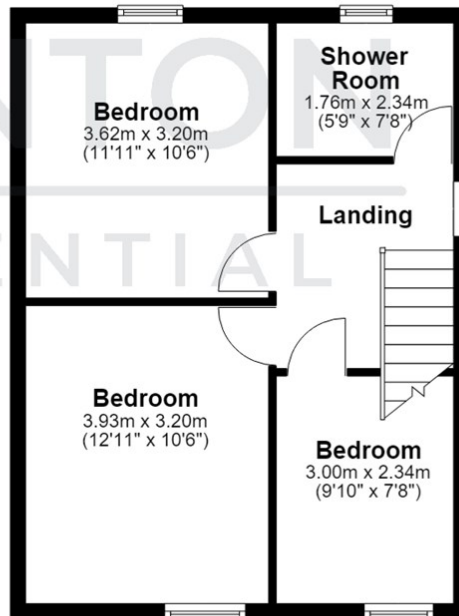
### Ground Floor

Approx. 52.6 sq. metres (566.4 sq. feet)



### First Floor

Approx. 43.1 sq. metres (463.9 sq. feet)



Total area: approx. 95.7 sq. metres (1030.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			83
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(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	