

# BRUNTON

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RESIDENTIAL



**ASCOT WALK, KINGSTON PARK, NE3**

**Offers Over £190,000**

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Beautifully presented two bedroom home offering well balanced accommodation, perfectly suited to first time buyers, downsizers and professionals alike. Combining bright living spaces with a practical layout, the property provides a comfortable home that is ready to move straight into.

The accommodation has been thoughtfully arranged to maximise both space and versatility, with a welcoming living room leading through to a well appointed kitchen and a superb extended garden room overlooking the rear garden. Two generous double bedrooms, a family bathroom and excellent storage further enhance the home's everyday practicality.

Situated on Ascot Walk in a popular residential area of Newcastle upon Tyne, the property enjoys convenient access to a wide range of local amenities, well-regarded schools and excellent transport links. Newcastle city centre, the A1 and surrounding retail and leisure facilities are all within easy reach, making this an attractive location for a variety of buyers.

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The internal accommodation comprises: an entrance vestibule that opens into a welcoming living room with stairs to the first floor and useful under stair storage. The living room has a window overlooking the front of the property and a door leading to the kitchen. The kitchen itself is well equipped with a range of wall and base units and integrated appliances. From the kitchen, French doors open into an inviting garden room with garden access. This room is versatile and could be utilised as either a dining space or an additional sitting room.

The first floor landing gives access to a storage cupboard and two good sized double bedrooms overlooking the front and rear of the property, respectively. Serving this floor is a well appointed family bathroom.

Externally, the property benefits from a double driveway leading up to the garage, offering off street parking. To the rear is a patio space enclosed with timber fencing and lush greenery, creating the ideal space for peaceful everyday family life and relaxation.



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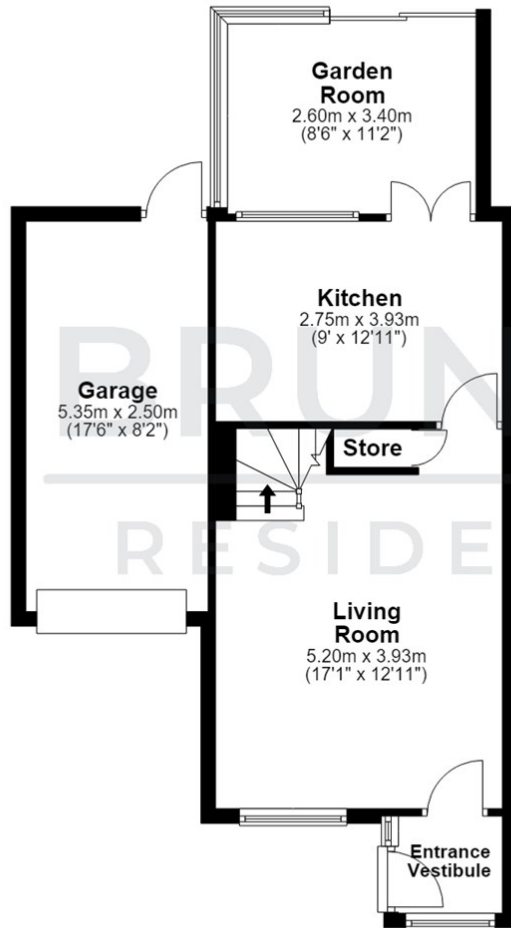
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

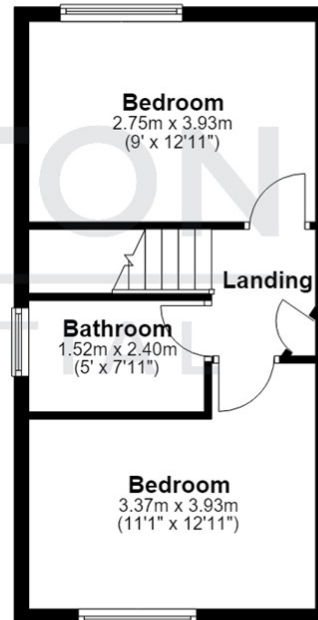
COUNCIL TAX BAND : B

EPC RATING : D

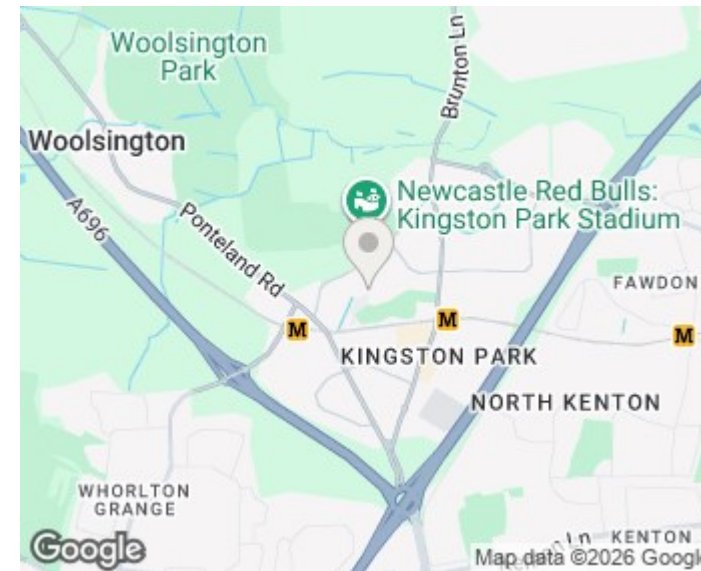
**Ground Floor**  
Approx. 56.7 sq. metres (610.7 sq. feet)



**First Floor**  
Approx. 31.6 sq. metres (340.1 sq. feet)



Total area: approx. 88.3 sq. metres (950.8 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>88</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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	