

**BRUNTON**  
RESIDENTIAL



**BRENKLEY CLOSE, DINNINGTON, NE13**

Offers Over £180,000

# BRUNTON

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## RESIDENTIAL





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**THREE BEDROOMS – END-TERRACE HOME – NO CHAIN**

Brunton Residential are pleased to offer this spacious three-bedroom end-terrace home on Brenkley Close in Dinnington.

The property features two generously sized reception rooms and three well-proportioned bedrooms, offering flexible accommodation. A notable highlight is the large enclosed side garden, complete with mature planting, ideal for outdoor enjoyment.

Dinnington is a sought-after village known for its strong sense of community, local amenities, and excellent transport links to Newcastle and the surrounding areas.

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Upon entering the property, you are welcomed into an entrance hall with stairs leading to the first-floor landing. From the hall, there is access into a lounge, while to the rear sits an open-plan kitchen and dining area. This space benefits from a built-in under-stair storage cupboard, dual aspect windows, stone worktop surfaces, floor units, and integrated appliances including an oven, hob, and extractor fan.

From the kitchen, a door leads into a useful hallway/boot room with additional storage space and an external door providing access to the outside.

Upstairs, the first-floor landing gives access to three well-proportioned bedrooms, one of which features a built-in storage unit. There is also a further storage cupboard on the landing. The bedrooms are served by a family bathroom comprising a bath with overhead shower and washbasin, with a separate WC located nearby.

Externally, the property benefits from a large side garden, mainly laid to lawn, with fenced boundaries and a selection of mature trees and shrubs, offering both privacy and greenery.



# BRUNTON

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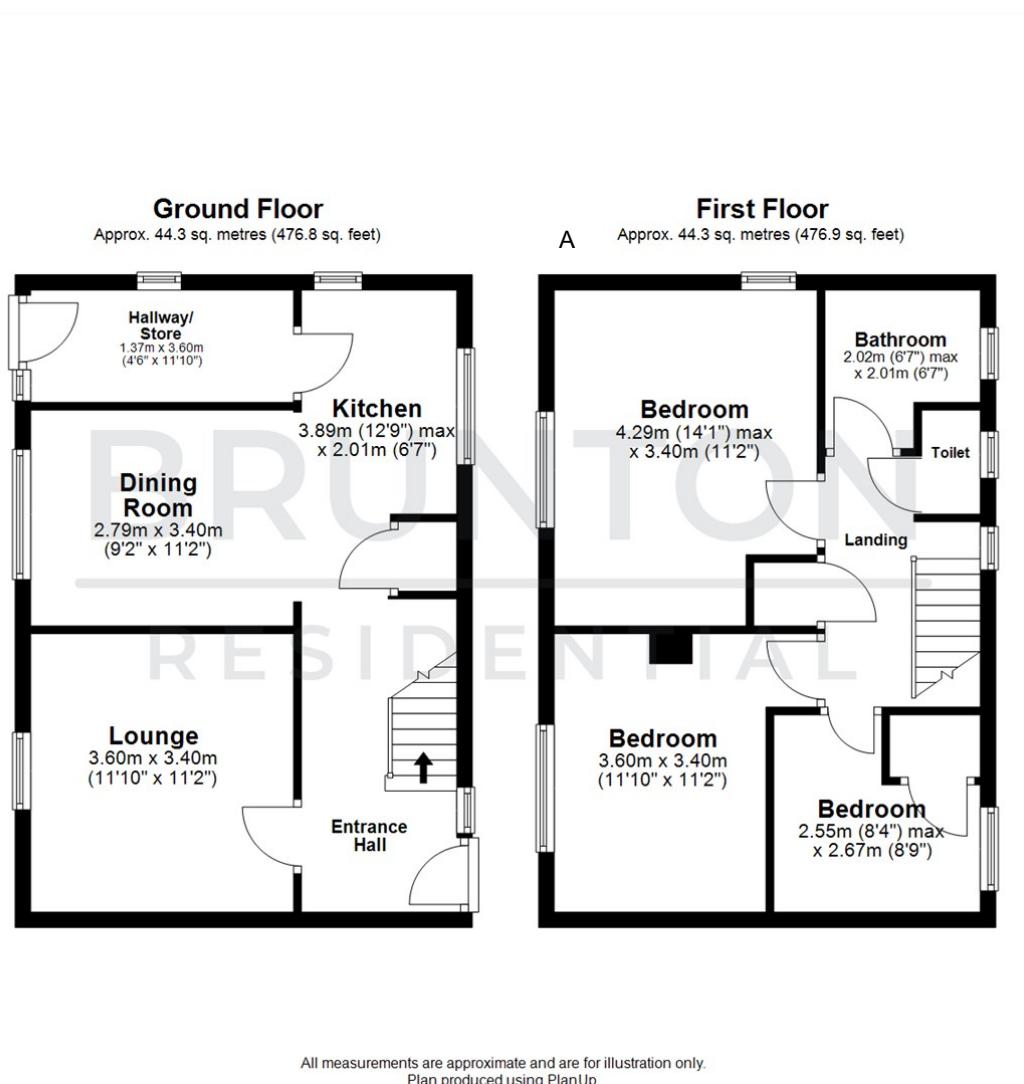
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING : C



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		
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