

# BRUNTON

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RESIDENTIAL



**ROSEDALE COURT, WEST DENTON, NE5**

Offers Over £190,000

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Well-presented three-bedroom semi-detached home positioned within the popular Rosedale Court, offering well-balanced accommodation arranged over two floors and ideally suited to modern family living.

The property features a spacious open-plan kitchen and dining room spanning the width of the home, with French doors opening onto the rear garden and allowing excellent natural light throughout. A separate living room enjoys a bright front aspect, while the first floor provides three good-sized double bedrooms served by a modern family bathroom with a three-piece suite.

Rosedale Court is located within a well-established residential area of Newcastle upon Tyne, offering convenient access to a range of local shops and amenities. The area benefits from good transport links and road connections, providing easy access to Newcastle city centre and surrounding areas, making it ideal for families and professionals alike.

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The internal accommodation comprises: an entrance hall with stairs to the first floor and access to the open-plan kitchen-diner that spans the width of the property, with a range of fitted wall and base units, providing plenty of working surfaces and storage space, along. There is ample space for a dining table, and the space has a window and French doors leading out to the rear deck & garden, allowing an abundance of natural light into the area. A further door leads from the kitchen-diner into the living room, which enjoys a large window with aspects over the front of the property.

Stairs lead to the first-floor landing, which provides access to convenient storage cupboards and three good-sized double bedrooms, all of which are served by a modern, well-proportioned family bathroom. The bathroom is comprised of a three-piece suite including a shower over the bath, tiled floors and walls, and a heated towel rail.

Externally, the property enjoys a driveway to the front, providing off-street parking for one vehicle, whilst to the rear, benefits from decking and a high quality artificial grass, creating the ideal family and entertainment space.



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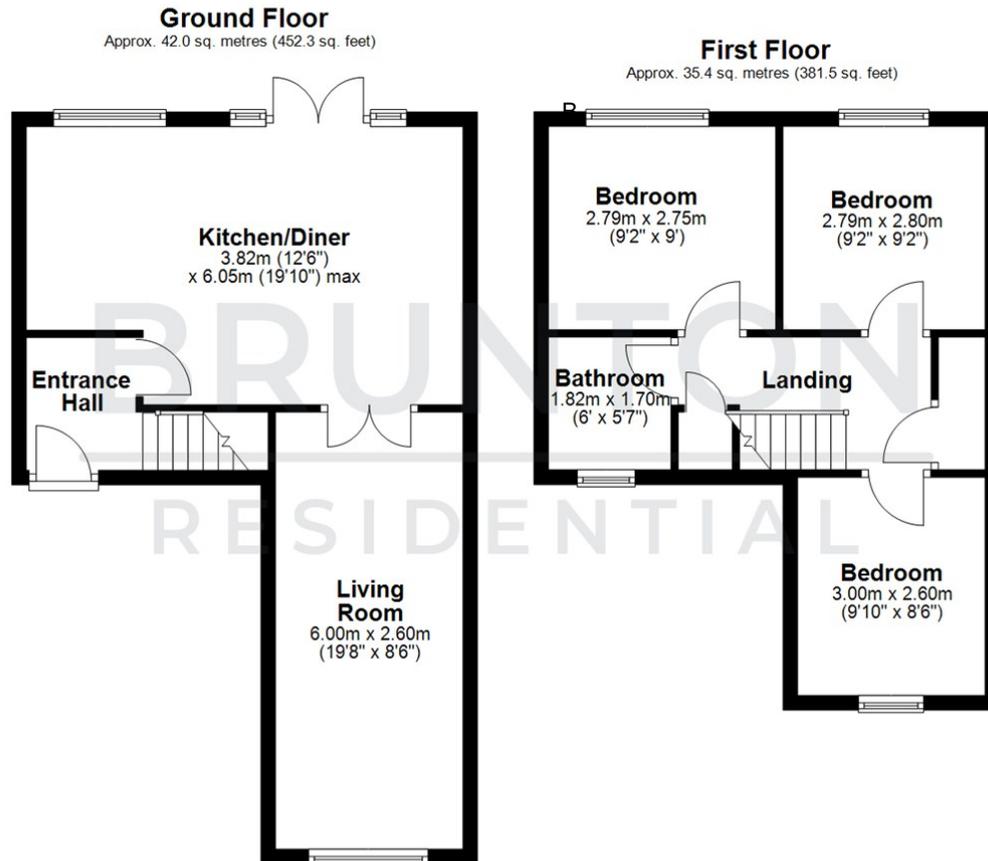
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : C



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>	
(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>85</b>
	<b>73</b>
EU Directive 2002/91/EC	
England & Wales	

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	
EU Directive 2002/91/EC	
England & Wales	