

**BRUNTON**  
RESIDENTIAL



**EDEN PARK COURT, KENTON BANK FOOT, NE13**

**£178,000**

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Well-presented semi-detached three bedroom home, located on Eden Park Court in the desirable area of Kenton Bank Foot.

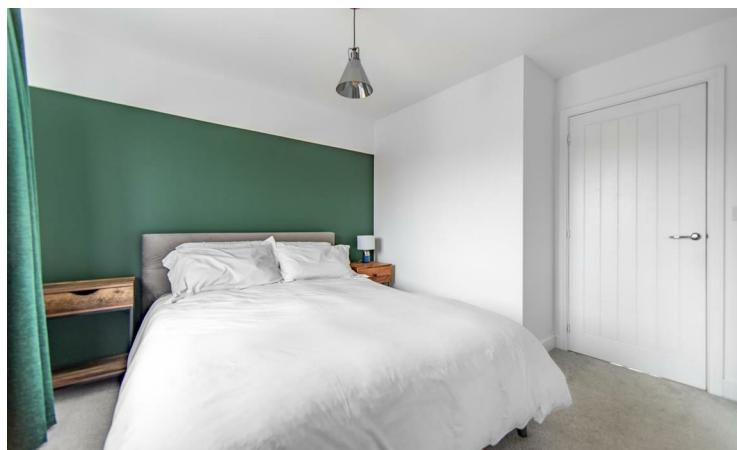
This home is thoughtfully laid out over two floors, offering both comfort and functionality. The ground floor features a bright and spacious open-plan kitchen and dining area, a welcoming lounge, and a convenient WC. Upstairs, you'll find two generous double bedrooms, a versatile third bedroom ideal as a single room or home office, and a family bathroom. The property further benefits from an enclosed rear garden.

Perfectly situated, the property is within close proximity to a wonderful array of shops, restaurants, and amenities, as well as outstanding local schools and excellent transport links. This property is part of a Newcastle City Council affordable housing scheme. Restrictions and criteria apply.

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This home is available to buy under a Newcastle City Council reduced value purchase scheme, you will own 100% of the property but you will have the benefit of paying just 70% of the value with the restriction of not being able to rent the property out and only being able to sell for the same percentage value for which you originally purchased. Further restrictions and criteria apply.

Upon entering, you are welcomed into a hallway that leads to a well-sized lounge at the front of the property. From here, there is a well-appointed kitchen/diner at the rear, which overlooks the garden and features double doors that open directly onto the outdoor space. The kitchen itself offers a range of wall and floor units providing ample storage with coordinated work surfaces, as well as integrated appliances. A convenient WC completes the ground floor.

Upstairs, the first floor hosts three well-proportioned bedrooms, including two comfortable doubles and along with a third room or home office. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom, fitted with a bath, overhead shower, and wash basin.

The property enjoys a beautifully landscaped rear garden, offering a perfect balance of greenery and practicality. A neatly maintained lawn is framed by well-established flower beds and mature planting, creating a lovely sense of privacy and colour throughout the seasons. There's a paved patio area ideal for outdoor dining or relaxing.



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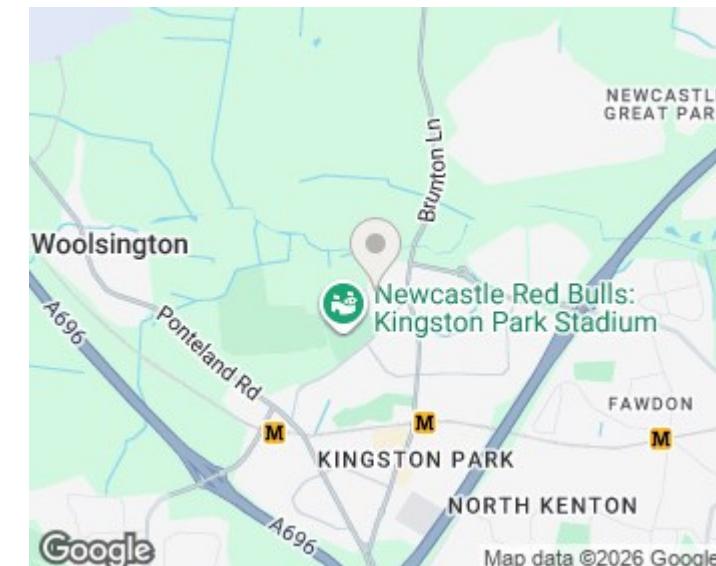
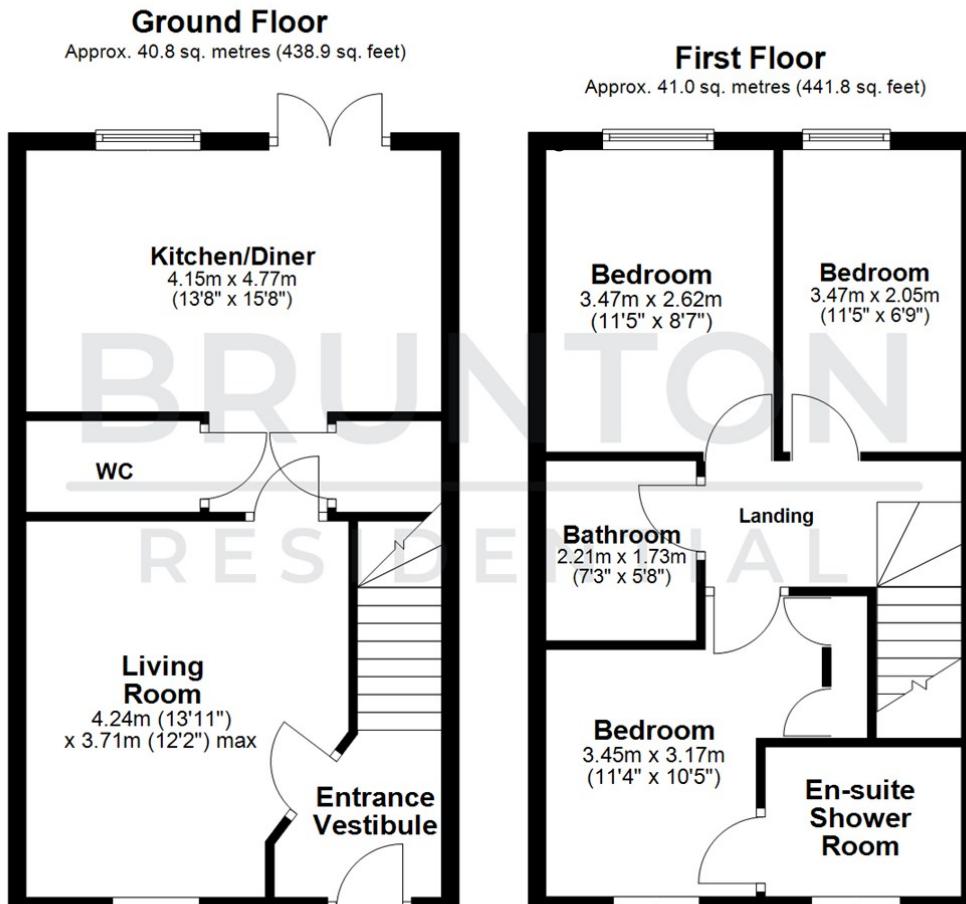
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : C

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	96	
(81-91) B	84	
(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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		