

# BRUNTON

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## RESIDENTIAL



**VICTORIA COURT, WEST MOOR, NE12**

**Asking Price £235,000**



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Brunton Residential are pleased to present this delightful three-bedroom detached house located in the charming area of Victoria Court, West Moor, Newcastle Upon Tyne.

This property offers three well-proportioned bedrooms, with the principal benefiting from fitted wardrobes and an en-suite shower room. The property also features a well-appointed kitchen, a spacious lounge, and a dedicated versatile dining area. Additionally, there is a utility room, a garage, a rear garden, and off-street parking for added convenience.

Situated in West Moor, the property is conveniently close to local amenities, schools, and transport links.



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Upon entering, you are welcomed into an entrance hall with stairs leading to the first-floor landing. To the right, a spacious lounge with a front-facing window provides a comfortable living space, leading into a dedicated dining area with double doors opening out to the rear garden.

Adjacent to the dining area, the well-equipped kitchen features a range of wall and floor units, integrated appliances, a storage cupboard, and space for additional appliances. A window overlooks the rear garden, allowing for plenty of natural light. From the kitchen, there is access to a utility room, which provides additional space and includes a door leading to the side of the property, as well as access to a ground floor WC.

On the first floor, there are three well-appointed bedrooms. The principal bedroom benefits from fitted wardrobes, a storage unit, and an en-suite shower room. The remaining two bedrooms are serviced by a family bathroom, which includes a bath with an overhead shower, a washbasin, and a WC.

Externally, the front of the property features a driveway providing off-street parking and access to the garage, offering additional parking or storage. To the rear, a spacious garden is enclosed by fencing, providing a private outdoor space.





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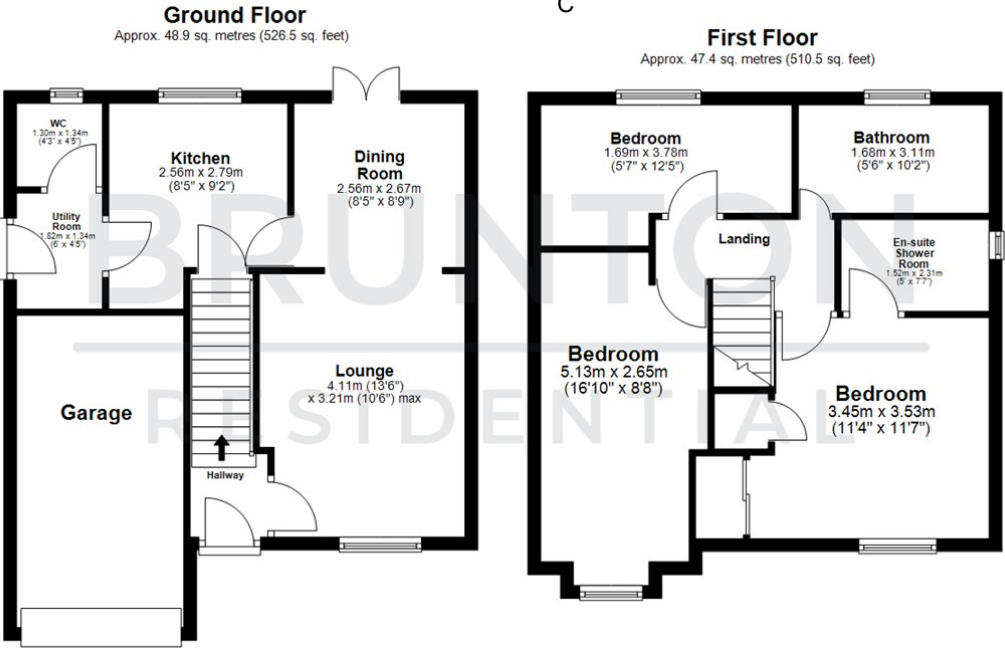
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside Council

COUNCIL TAX BAND : C

EPC RATING : D



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

