

# BRUNTON

---

## RESIDENTIAL



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

**Fixed Asking Price £143,500**



# BRUNTON

---

## RESIDENTIAL

unkly  
my  
ear  
don't  
ve a  
lamn

FOLLOW  
**YOUR**  
DREAMS

hygge







# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



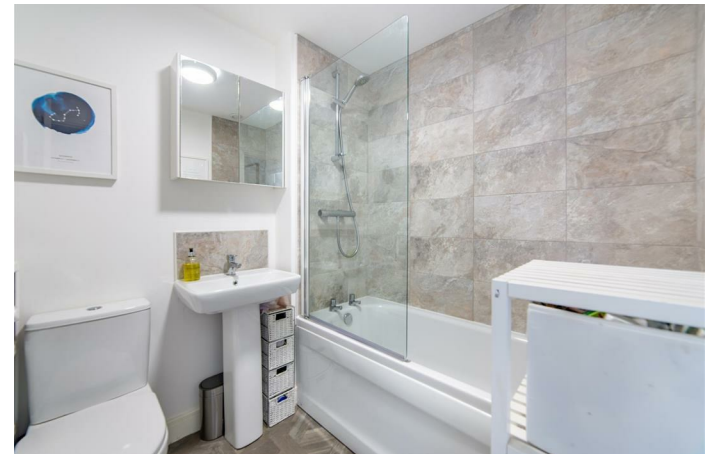
**AFFORDABLE HOUSING SCHEME - SOUGHT AFTER LOCATION - WELL PRESENTED**  
Brunton Residential are delighted to offer to the market this immaculately presented, modern two bedroom semi-detached home located Eden Park Court, Kenton Bank Foot. This property is in a sought after location, offers open plan living and is part of a Newcastle City Council affordable housing scheme. Restrictions and criteria apply



# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL

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.

Accommodation briefly comprises; entrance hallway with access to store cupboard and downstairs WC. The hallway leads to a bright, open-plan lounge, kitchen and dining area with French doors leading to the rear garden. The kitchen is stylish and modern and provides a range of wall and floor units, coordinated work surfaces and fitted appliances as well as a breakfast bar for dining and ample space for lounge furniture. To the first floor are two bedrooms large enough to accommodate a double bed and furniture and a family bathroom with WC, basin and shower over bath.

Externally, to the front of the property is a lawned garden with graveled area currently used for seating. There is off-street parking and pathway access to the property and rear garden. To the rear is a well-sized garden laid mainly to lawn with garden shed and fenced boundaries.





# BRUNTON

## RESIDENTIAL

### Ground Floor

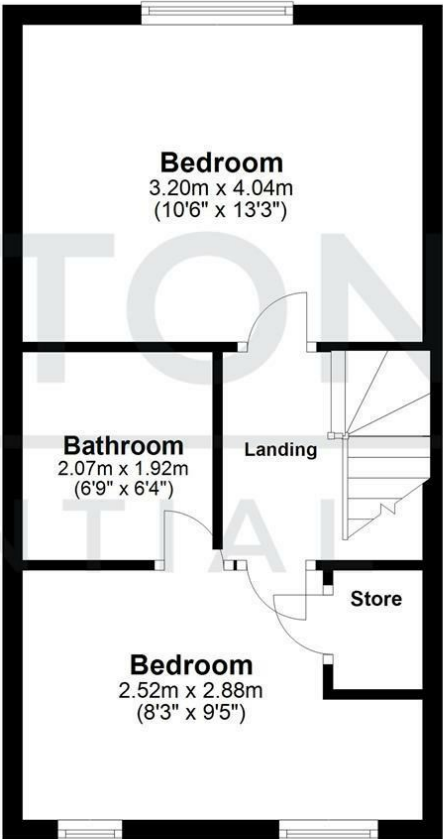
Approx. 30.0 sq. metres (323.4 sq. feet)



### First Floor

Approx. 32.1 sq. metres (345.9 sq. feet)

B



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

TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

EPC RATING : B

SERVICES :



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B	83	
(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	