

# BRUNTON

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## RESIDENTIAL



**ALNMOUTH COURT, NEWCASTLE UPON TYNE, NE5**

**Offers Over £180,000**

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Immaculately presented three-bedroom terraced home on Alnmouth Court in Newcastle, enjoying an excellent position overlooking open green space to the front. Fully redecorated throughout with new carpets, the property offers a true “move straight in” opportunity, ideal for a range of buyers.

The accommodation comprises an entrance hallway, a breakfasting kitchen with a range of integrated and freestanding appliances, and a useful utility area with a ground-floor WC and garden access. To the rear, a bright full-depth lounge/diner benefits from dual aspects, with a front-facing window overlooking the green and French doors opening onto the garden.

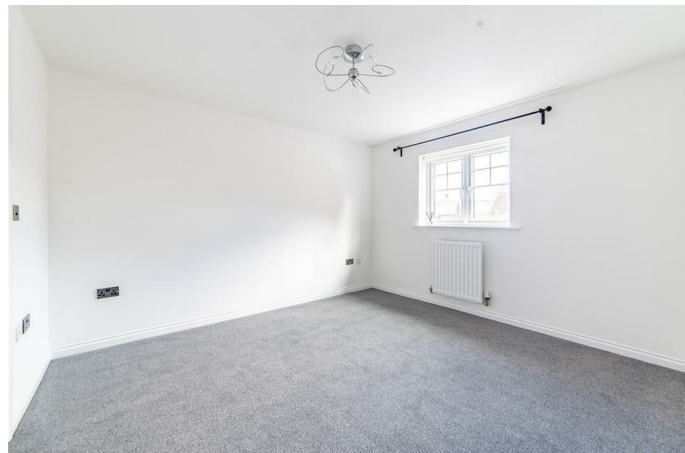
Upstairs, there are three bedrooms, including a principal bedroom with an en-suite, alongside a modern family bathroom featuring a large shower. Externally, the property enjoys a well-maintained rear garden and an attractive open outlook to the front.

Alnmouth Court is well-positioned within Newcastle, offering convenient access to local amenities, schools and transport links, while benefiting from a pleasant residential setting overlooking green space.

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The internal accommodation comprises: an entrance hallway, where to the left-hand side is the breakfasting kitchen, which is fitted with a range of units and includes a combination of integrated and freestanding appliances, all of which will be included in the sale. Beyond the kitchen is a useful utility space, which also houses a convenient downstairs WC and provides access out to the rear garden. To the right-hand side of the hallway is a full-depth lounge/diner, a bright and spacious room benefiting from dual-aspect windows, including a front-facing window overlooking the green and French doors to the rear leading out onto the garden.

To the first floor, the property offers three bedrooms. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom with a shower over the bath.

Externally, the rear garden is neat, tidy and well-presented, providing a pleasant outdoor space. The property also benefits from two private parking spaces to the rear.



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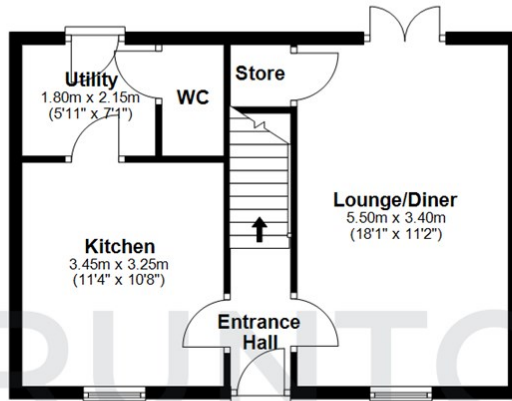
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

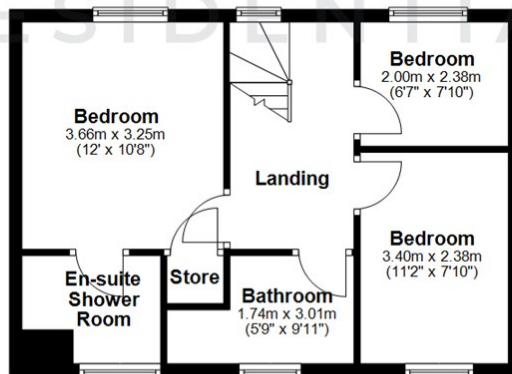
COUNCIL TAX BAND : C

EPC RATING : C

**Ground Floor**  
Approx. 42.5 sq. metres (457.8 sq. feet)

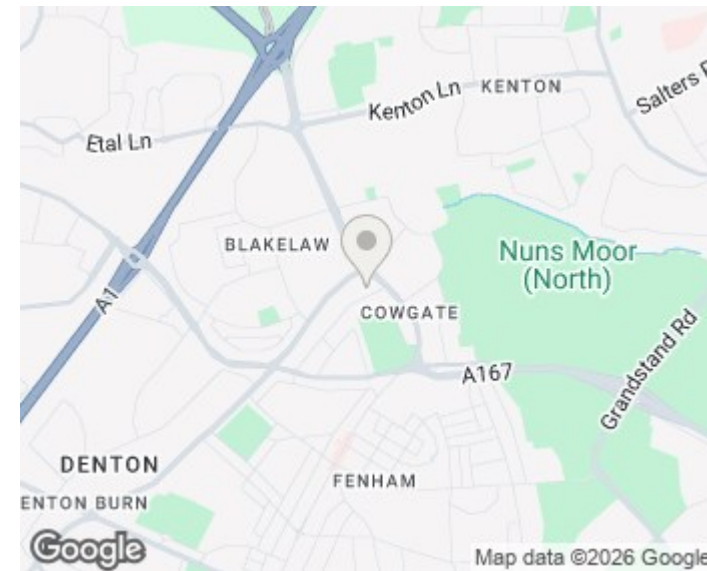


**First Floor**  
Approx. 43.0 sq. metres (463.2 sq. feet)



Total area: approx. 85.6 sq. metres (921.0 sq. feet)

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



Energy Efficiency Rating	
	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	
Current: <b>75</b>	Potential: <b>83</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	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>	
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