

# BRUNTON

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## RESIDENTIAL



**SOUTH RIDGE, BRUNTON PARK, NE3**

**Offers Over £495,000**

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This extended and reconfigured 1930's semi detached extended family home is immaculately presented and offers thoughtfully arranged accommodation across two floors. The property features a spacious living room with walk in bay, kitchen diner with access to the rear garden, and a reconfigured garage space now offering an additional reception space and ground floor WC. Upstairs, there are five well proportioned bedrooms and two bathrooms. Externally, the home benefits from off-street parking and a private rear garden, making it an ideal choice for a range of buyers.

Situated within the sought after Brunton Park, the property enjoys a convenient setting with access to local amenities, schooling, and transport links. The surrounding area is popular with families and professionals alike, offering a balance of everyday convenience and comfortable suburban living.

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The internal accommodation comprises: an entrance hallway with original 1930's panelling that opens into a spacious living room, which enjoys a front aspect walk in bay window. The hallway gives access to stairs to the first floor, along with a convenient storage space. The kitchen, which has been opened into the original utility space and further into the garage space, benefits from a range of fitted wall and base units and wooden flooring, also has access to the rear garden and a ground floor WC, there is also access from the front of the property via the drive.

The split level first floor landing provides access to original three bedrooms, the family bathroom with a four piece suite with stand alone shower and the addition two bedrooms and the property second shower room.

Externally, there is a block-paved driveway to the front of the property, allowing for off-street parking for multiple vehicles. To the rear there is a stunning enclosed garden with timber fencing, decking and patio areas, ideal for alfresco entertaining.



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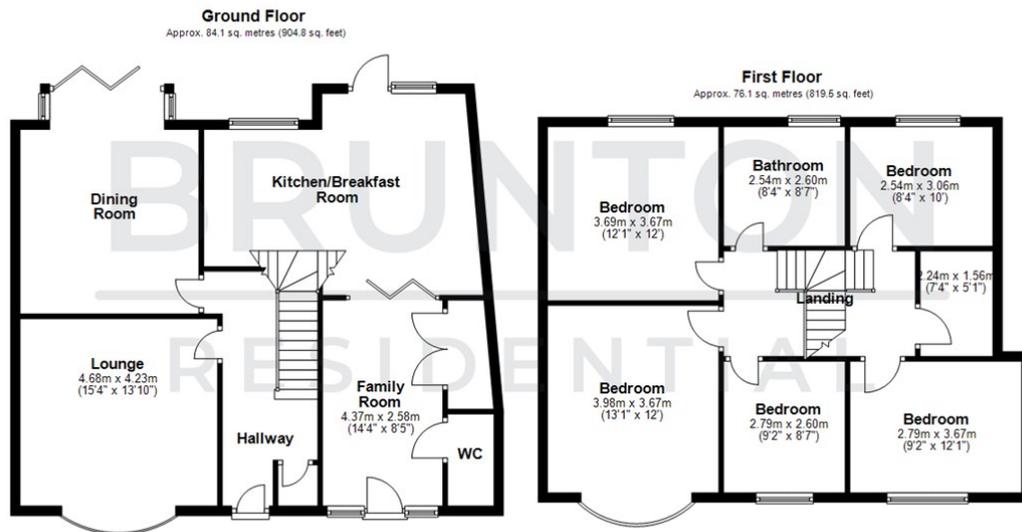
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING : D

E



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>60</b>	<b>74</b>
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) <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			
England & Wales		EU Directive 2002/91/EC	