

# BRUNTON

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## RESIDENTIAL



**RED KITE DRIVE, KENTON BANK FOOT, NE13**

**Offers Over £275,000**



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A three-bedroom, two-bathroom semi-detached home on Red Kite Drive, Kenton Bank Foot, offering spacious living accommodation across two floors. Features include a front-aspect lounge, a large kitchen/diner opening to the rear garden via French doors and an en-suite to the main bedroom.

Situated on Red Kite Drive, the property is positioned within a residential area ideal for family living, benefitting from its own enclosed rear garden and private parking via a driveway and the benefit of being freehold.



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The internal accommodation comprises: An entrance hall with a convenient storage cupboard and stairs leading to the first floor. To the left is a spacious lounge with a front-aspect window and a door leading to a convenient ground-floor WC, a further storage cupboard and the kitchen/diner, which spans the width of the property. This space has a range of fitted wall and base units, allowing for ample storage and work space. It also benefits from a rear-aspect window and French doors leading out to the rear garden.

Stairs lead to the first-floor landing, which gives access to three good-sized bedrooms, with the main bedroom benefiting from built-in cupboards and an en-suite shower room. The remaining two bedrooms are served by a family bathroom, which features a WC, wash basin and a shower over the bath.

Externally, the property enjoys a driveway providing off-street parking. To the rear of the property is a timber-enclosed garden, laid mainly to lawn - a perfect space for family life and entertainment.





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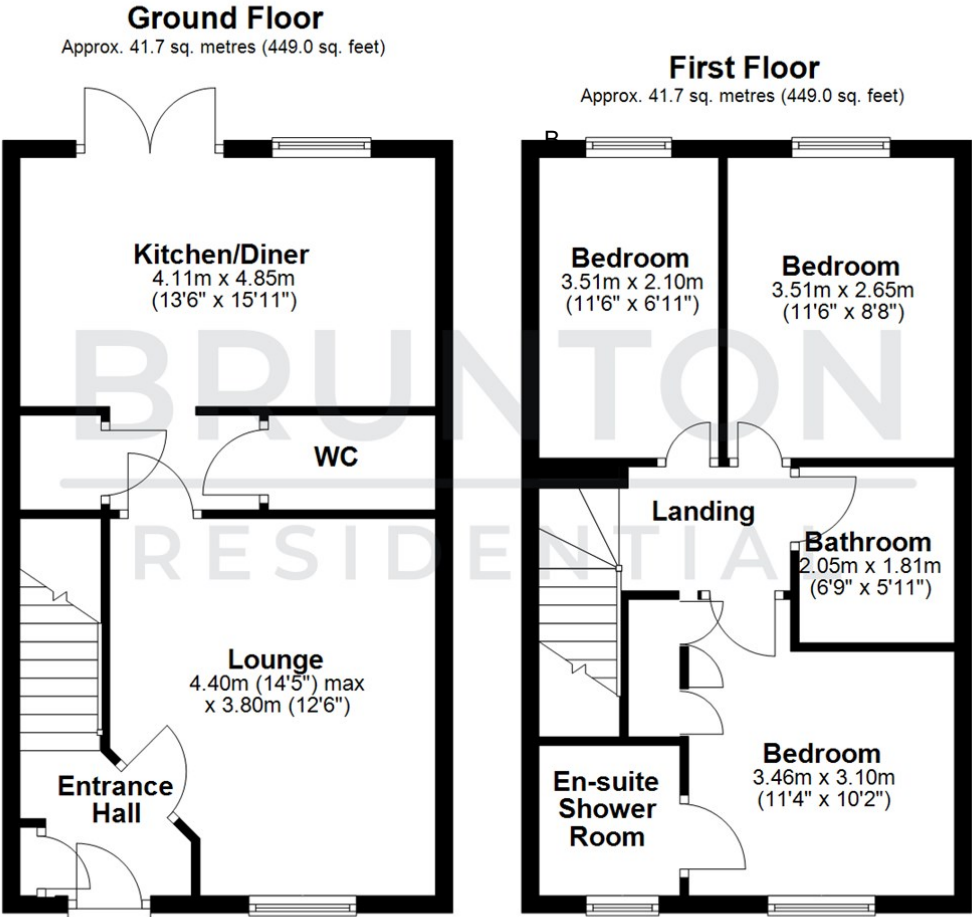
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TENURE : Freehold

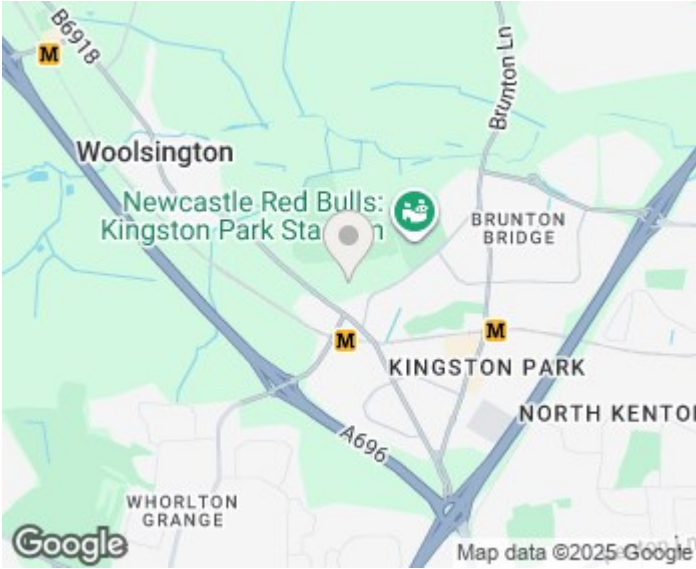
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : B



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) 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	