

BRUNTON

RESIDENTIAL



LILAC CRESCENT, NEWCASTLE UPON TYNE

Offers Over £150,000

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TWO DOUBLE BEDROOMS | GROUND FLOOR WC | OFF STREET PARKING

Brunton Residential are delighted to welcome to the market this 'Kenley' by Barratt Homes on Lilac Crescent on the sought after City Edge development in Blakelaw with enclosed rear garden, double bedrooms and the benefit of being freehold. For more information and to book your viewing please call our team on 0191 236 8347.

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Through the front door to this two bedroom Kenley home you'll find a spacious lounge, perfect for relaxing with the family. Through the hall and there is a contemporary kitchen/diner with French doors leading to the garden. Up a flight of stairs you'll wake up in one of two spacious double bedrooms. Completing this home is a modern family bathroom.

Just a short drive from Newcastle city centre, you will discover City Edge. A suburban, established development with high quality homes are perfect for those looking to get on to the property ladder or looking for more space for your family to grow. You can enjoy green open-space walks at Newcastle Town Moor just five minutes from your doorstep or explore hiking trails and a play area at Exhibition Park – perfect for a family day out.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band B



BRUNTON

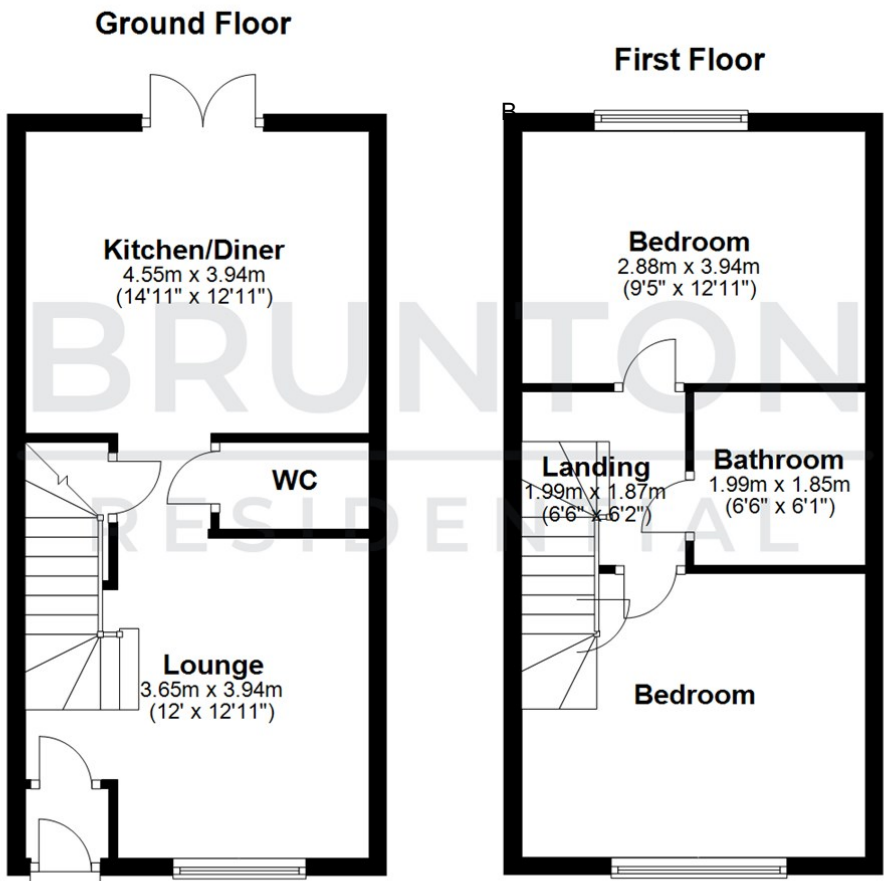
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TENURE : Freehold

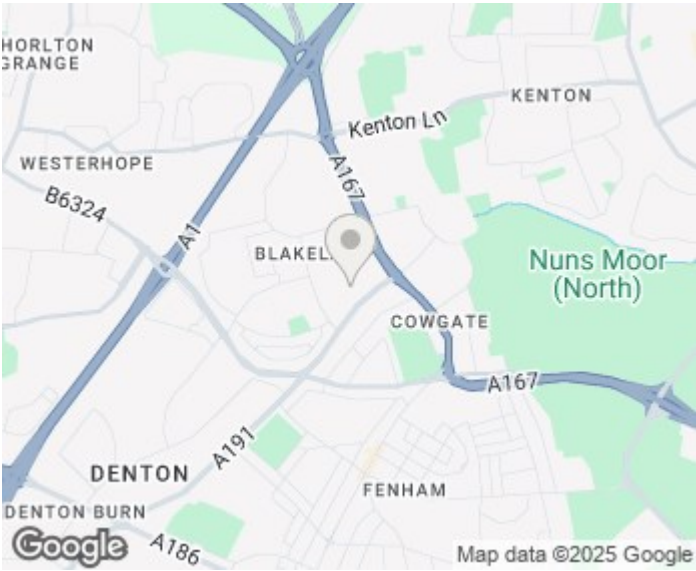
LOCAL AUTHORITY :

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 | | 98 |
| (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 ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |