

# BRUNTON

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## RESIDENTIAL



**FELTON AVENUE, NEWCASTLE UPON TYNE, NE3**

**£110,000**



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## TWO BEDROOMS | FIRST FLOOR FLAT | NO FORWARD CHAIN

Brunton Residential are delighted to welcome to the market this first floor flat on Felton Avenue in Newcastle Upon Tyne, with two bedrooms and substantial rear garden.

Located in Gosforth, the property offers easy access to local amenities, including Kingston Park Retail Park for shopping and North Kenton Park for outdoor recreation. Nearby schools include Mountfield Primary, St Cuthbert's Primary, and Kenton School. Excellent transport links provide bus connections to West Denton, Newcastle General Hospital, the city centre, and the MetroCentre.



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Upon entering the property on the ground floor, you are welcomed into an entrance hall, complete with a built-in cupboard providing convenient storage for coats, shoes, and other essentials. A staircase leads up to the first floor..

The first-floor hallway provides access to a well-appointed kitchen, equipped with fitted appliances. Adjacent to the kitchen is a spacious lounge, featuring carpeted flooring and a cosy fireplace.

Further along the hallway, there is a family bathroom, equipped with a walk-in shower and a wash basin. Completing the accommodation are two well-proportioned bedrooms, both benefiting from carpeted flooring.

Externally, at the front of the property, there is a small garden featuring a combination of paving and gravel, enclosed by fenced boundaries.

### Tenure

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

Council Tax Band A





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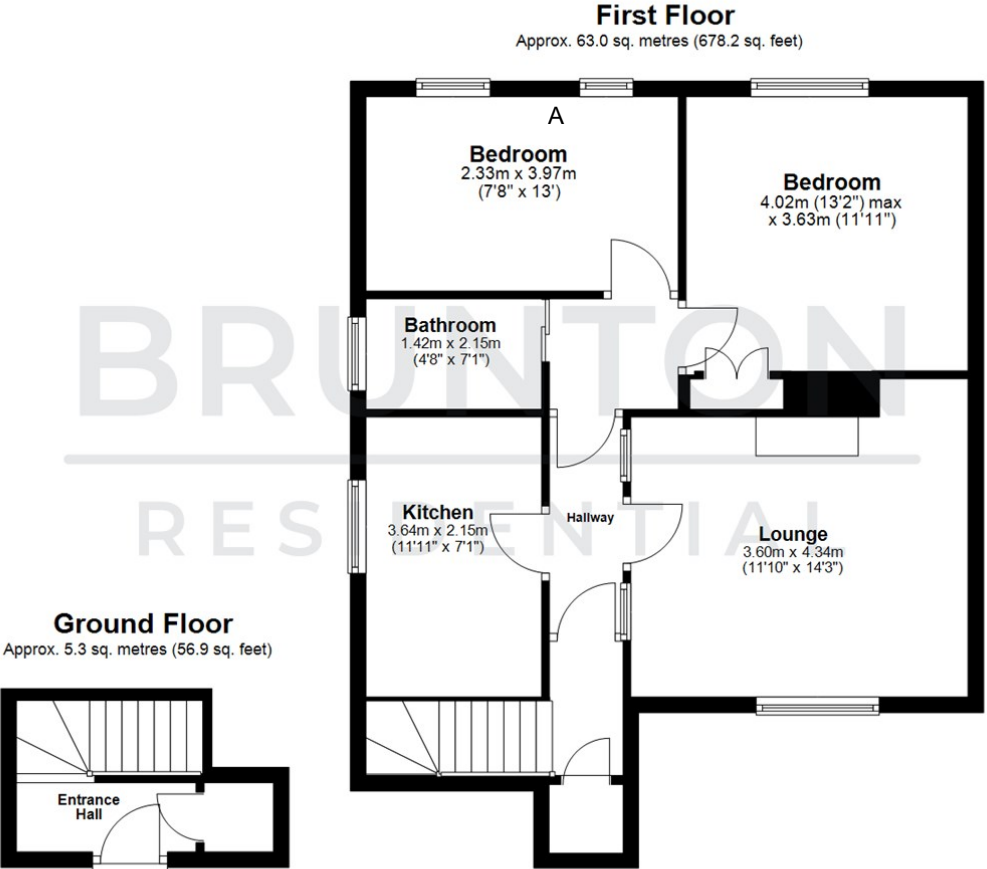
TENURE : Leasehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : A

EPC RATING : E

SERVICES :



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		
		75
	39	
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	