

# BRUNTON

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## RESIDENTIAL



**NESTON COURT, KENTON, NEWCASTLE UPON TYNE**

**£845 Per Month**

**BRUNTON**  
RESIDENTIAL





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RESIDENTIAL



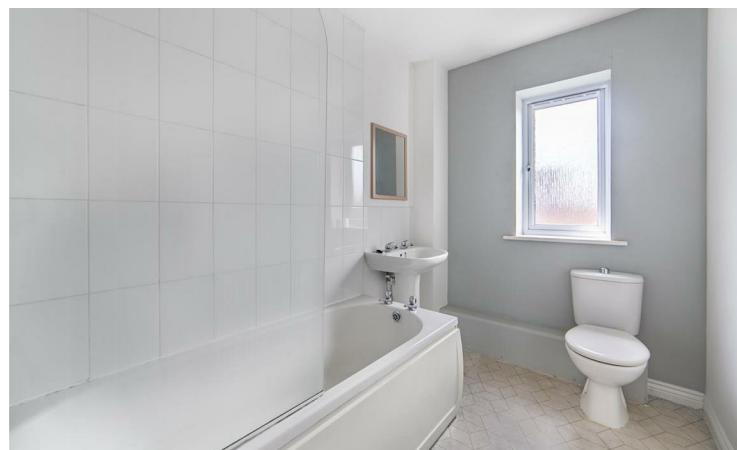


\*\*\*360 VIRTUAL TOUR\*\*\* - Available 22nd December 2025 - Rent £845pcm - 2 Bedroom House  
- Allocated parking - Integrated Kitchen - Modern Build - Available Unfurnished - Call today for  
Viewings

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Brunton Residential are delighted to offer for let this immaculately presented two-bedroom house located in the popular residential estate of Central Grange, proving to be very popular at the minute.

This property has fantastic external space and benefits from an allocated parking space.

The property briefly comprises- entrance hall, Integrated kitchen, downstairs WC (currently used as a make-up room) and lounge with French doors onto the rear garden. To the first floor, two bedrooms and a three-piece family bathroom. The property also benefits from gas central heating, double glazing throughout and loft access.

This property is situated with easy access to the A1 and Gosforth High Street. For more info and to book your viewing, please call our sales team on 01912368347.

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TENURE :

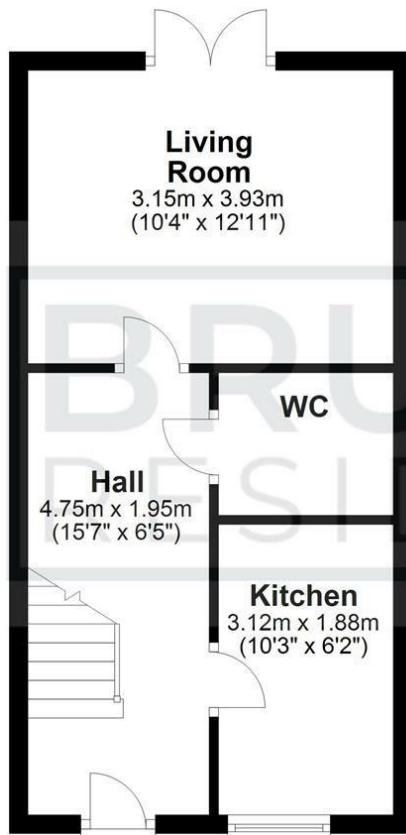
LOCAL AUTHORITY :

COUNCIL TAX BAND : A

EPC RATING : B

### Ground Floor

Approx. 31.4 sq. metres (338.4 sq. feet)

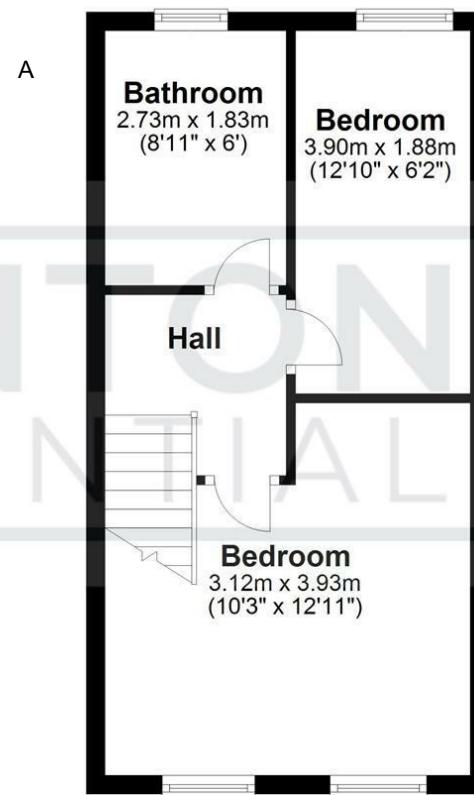


Total area: approx. 62.5 sq. metres (673.2 sq. feet)

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

### First Floor

Approx. 31.1 sq. metres (334.7 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	84
(81-91) B		
(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	