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BRIARDENE CRESCENT, NEWCASTLE UPON TYNE, NE3

Offers Over £375,000

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Delightful Three-Bedroom Semi-Detached Family Home with Two Reception Rooms, Family Bathroom plus Separate WC, Off Street Parking plus Garage & Fantastic South-West Facing Lawned Rear Garden!

Well maintained throughout, this great three-bedroom semi detached home is ideally located on the desirable Briardene Crescent, Gosforth. Briardene Crescent which is tucked just off from Kenton Avenue and Montagu Avenue, is perfectly placed to provide easy access into central Gosforth with its shops, cafes and amenities.

The property is also located only a short walk from Kenton Park Shops and the delightful Ashburton Village which are both accessed via a pedestrian walk-way opposite as well as outstanding local schooling.

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The internal accommodation briefly comprises: Entrance hallway with stripped wood flooring and stairs to the first floor. To the left is an open-plan lounge and dining area, with a bay window to the front and a log burner, with the dining area, overlooking the rear garden. Stripped wood flooring continues throughout this space.

The kitchen is fitted with a range of wall and base units, some integrated appliances, and tiled flooring. From here, a door leads into the integral garage, which has been extensively rebuilt, including a new roof, and offers access to the rear garden.

Upstairs, the landing provides access to three bedrooms – two doubles and a third currently used as an office, which could also serve as a bedroom, study, or nursery. The principal bedroom features a walk-in bay window, while the second overlooks the rear garden. The family bathroom includes a three-piece suite with part-tiled walls and tiled flooring, and there is a separate WC adjacent, also with part-tiled walls.

Externally, the property offers a driveway for off-street parking and access to the garage. To the rear is a mainly lawned garden, complemented by fenced boundaries and mature hedging.



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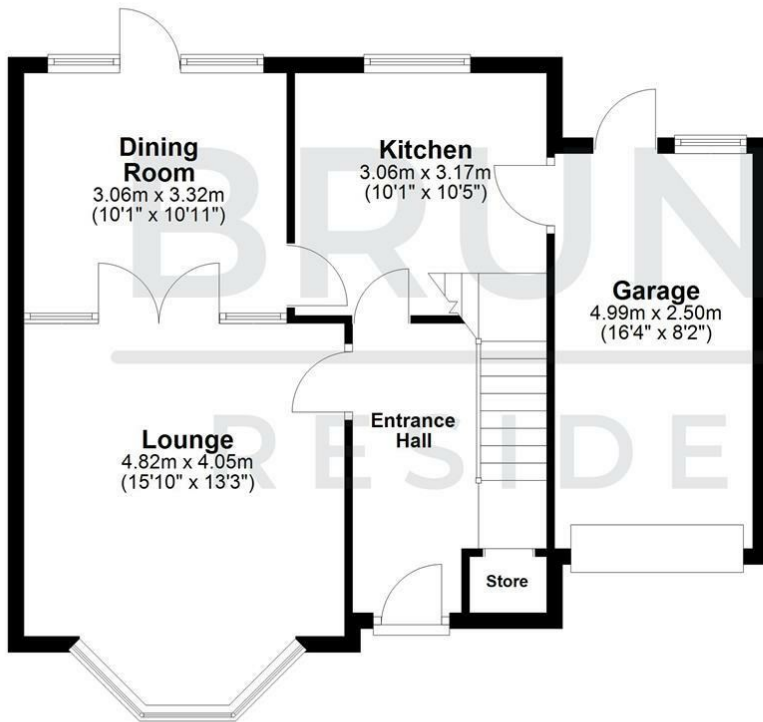
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

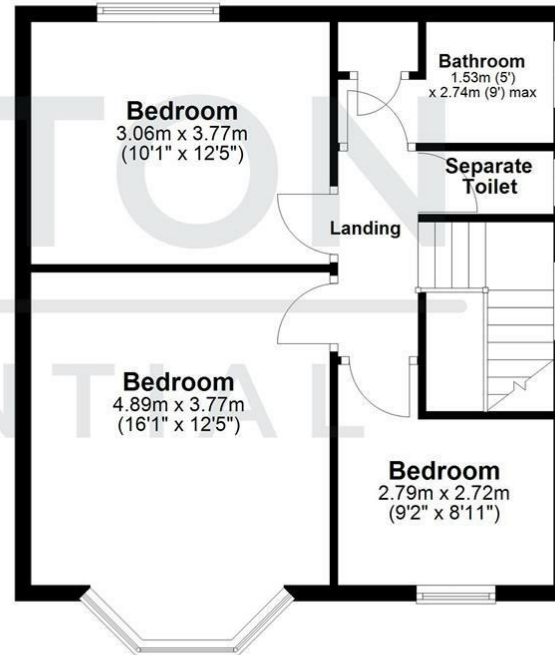
COUNCIL TAX BAND : D

EPC RATING : C

Ground Floor
Approx. 59.5 sq. metres (640.1 sq. feet)



First Floor
Approx. 47.3 sq. metres (509.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	83
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	