

# BRUNTON

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## RESIDENTIAL



**WARBECK CLOSE, TUDOR GRANGE, NE3**

**Offers Over £240,000**

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Wonderful three-bedroom semi-detached home situated on Warbeck Close, Tudor Grange. The property offers well-balanced accommodation across two floors, providing a versatile layout for modern family living with the benefit of no forward chain.

The home comprises a spacious front lounge and large dining room with French doors opening onto the rear garden, a modern kitchen with integral appliances, and a utility room with additional access to the rear. Upstairs, three well-proportioned bedrooms are served by a fully tiled family bathroom, with a convenient storage cupboard located just off the landing. The property further benefits from a garage, off-street parking, and a low maintenance rear yard.

Situated within a well-established residential area, the property enjoys convenient access to a range of local shops, everyday amenities, and leisure facilities. A selection of well-regarded schools can be found nearby, making the location particularly appealing for families. Excellent road connections and public transport links provide straightforward access to the city centre and surrounding areas, while healthcare services and other essential amenities are also close at hand.

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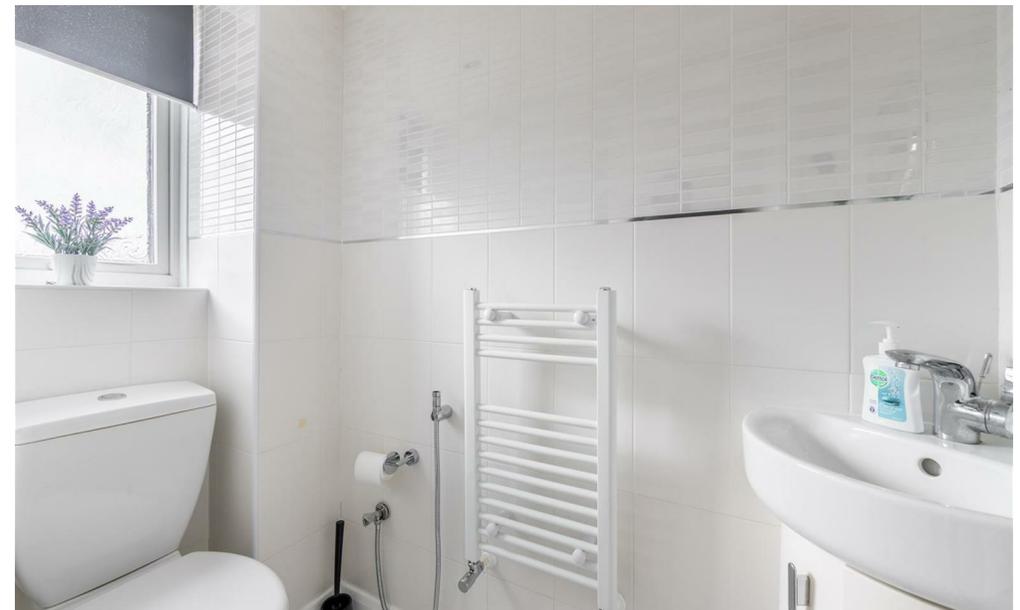
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The internal accommodation comprises: an entrance vestibule, with a convenient ground-floor WC to the left. Straight ahead, a door leads into a welcoming entrance hall with stairs rising to the first-floor landing. To the right is a spacious front-aspect lounge with a pleasant outlook, flowing into a large dining room with French doors opening out to the rear yard. At the end of the entrance hall is a modern, well-equipped kitchen, fitted with integral appliances and ample cabinetry providing excellent storage and work surface space. The kitchen leads through to a utility room, which features additional cabinetry and its own door and set of French doors to the rear yard.

The first-floor landing provides access to three well-proportioned bedrooms, served by a fully tiled family bathroom comprising a WC, washbasin set within a vanity, and a walk-in shower. A storage cupboard just off the landing completes the internal accommodation.

Externally, the property benefits from a large driveway providing off-street parking for two cars, which leads up to the garage. To the rear is a well-maintained, enclosed garden, paved and bordered by timber fencing with a planted strip at the far end, offering a low-maintenance, south-facing outdoor space.



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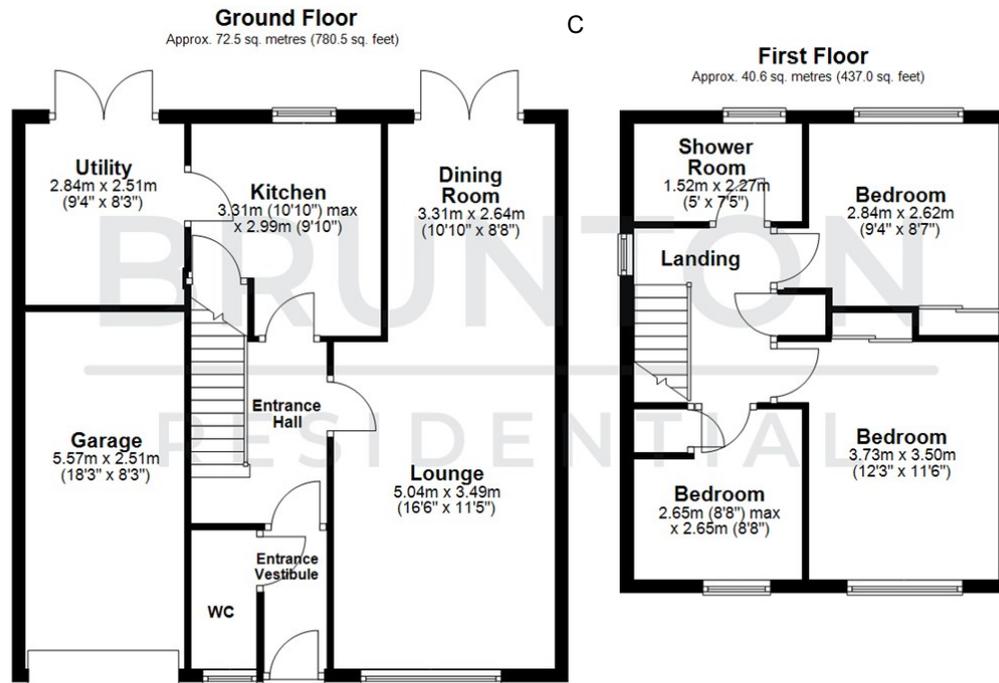
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C



Total area: approx. 113.1 sq. metres (1217.5 sq. feet)

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) <b>A</b>			85
(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			
		71	
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			
EU Directive 2002/91/EC			