

BRUNTON

RESIDENTIAL



DEREHAM COURT, NEWCASTLE UPON TYNE, NE5

Offers In The Region Of £140,000

BRUNTON

RESIDENTIAL





BRUNTON
RESIDENTIAL



BRUNTON

RESIDENTIAL



Situated within the popular Meadow Rise estate, this well-presented 2-bed semi-detached home offers comfortable accommodation, which has been recently refurbished, and is ideally suited to first-time buyers, small families or investors. The property is presented in turn-key condition, with vacant possession and is ready to move in.

The property briefly comprises an entrance porch, leading into a spacious living room, providing a comfortable space for relaxing or entertaining. To the rear of the property, there is a well-designed fitted kitchen, with space for a dining table and direct access to the rear garden.

The first floor is accessed via a staircase in the living room, with the first door on the landing leading to the well presented family bathroom, which is fully tiled, and features a modern bathroom suite, with shower over bath and heated towel rail. Bedrooms one and two are accessible from the landing, both are double rooms, and feature uPVC double glazed windows and a central heating radiator, with bedroom one additionally featuring in-built wardrobes, and a media wall cleverly fitted in the space above the staircase bulkhead.

Externally, the property benefits from 1 allocated parking space, a small front garden mostly laid to lawn and the rear garden which is mostly block paved, and ideal for entertaining.

Dereham Court is ideally located for good bus links to Newcastle City Centre and the MetroCentre. The A1 is a short drive from the property, allowing travel North and South, with Kingston Park approximately 1.5 miles from the property.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The property is presented with neutral whitewashed walls throughout and offers a fantastic opportunity for a buyer to put their own stamp on their new home.

The accommodation briefly comprises an entrance porch, with an internal door leading into the living room. The living room is bright and welcoming, featuring a uPVC double glazed bay window and central heating radiator. Stairs to the first floor are located directly ahead from the porch, while a door on the opposite side of the room leads through to the kitchen.

To the first floor, the landing provides access to the family bathroom and two bedrooms. The bathroom is well appointed and includes a bath with shower over, WC, wash basin and heated towel rail. Both bedrooms are comfortable doubles, with the main bedroom benefiting from a newly designed feature media centre and fitted wardrobe, creating a stylish and practical focal point to the room.

Externally, the property offers a small lawned garden to the front and a paved garden to the rear, providing a low-maintenance outdoor space. The home also benefits from allocated parking to the front, with additional communal parking available nearby.

From the first floor landing, there are doors leading to the family bathroom, which is well appointed and comes with a bath with shower over, toilet, sink and heated towel rail. Further round on the landing are doors to access bedrooms one and two. Both bedrooms are doubles, with bedroom one featuring in-built storage.

Externally, the property has a small lawned garden to the front, with a paved garden to the rear. The property benefits from allocated parking to the front, with ample communal parking available in the area.



BRUNTON

RESIDENTIAL

TENURE : Freehold

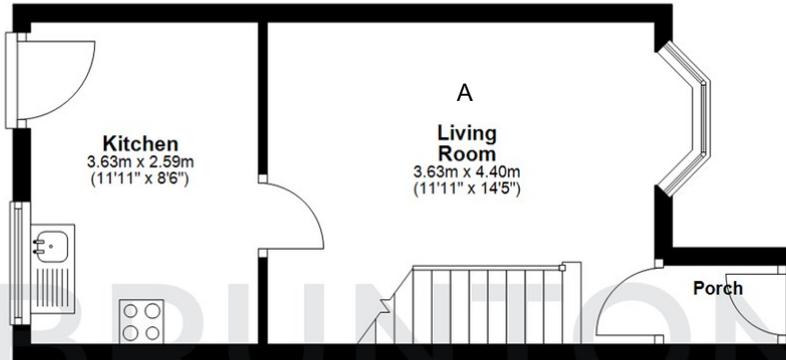
LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : A

EPC RATING : C

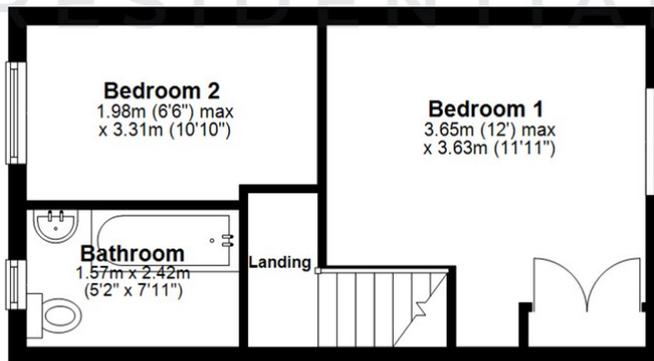
Ground Floor

Approx. 27.1 sq. metres (291.5 sq. feet)

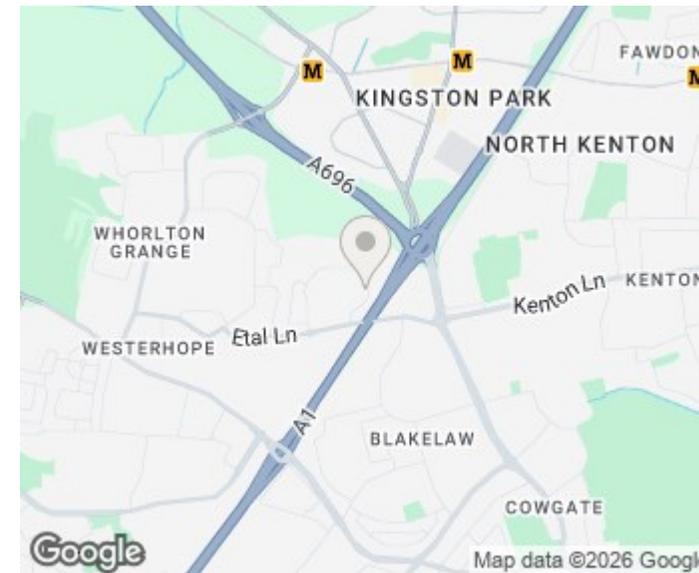


First Floor

Approx. 25.4 sq. metres (273.4 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) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		EU Directive 2002/91/EC	
England & Wales			

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			
		EU Directive 2002/91/EC	
England & Wales			