

# BRUNTON

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## RESIDENTIAL



**FALL PASS, GATESHEAD, NE8**

**Offers Over £190,000**

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Beautifully Presented Mid-Terrace Home Within The Popular November Courtyard Development in Fall Pass, Gateshead. Offering a Wonderful Dual Aspect 25ft Open Plan Kitchen/Diner/Family Room, Three Good Sized Bedrooms, Great Family Bathroom plus En Suite Shower Room, Separate Ground Floor W.C. Great South/West Facing Private Rear Garden and Access to Attractive Communal Gardens!

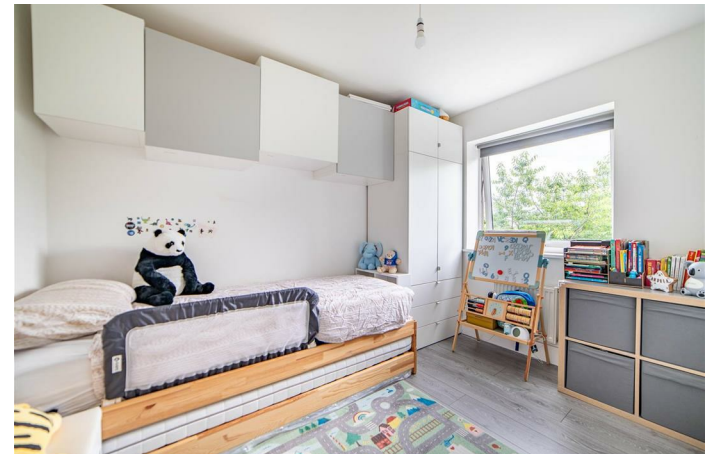
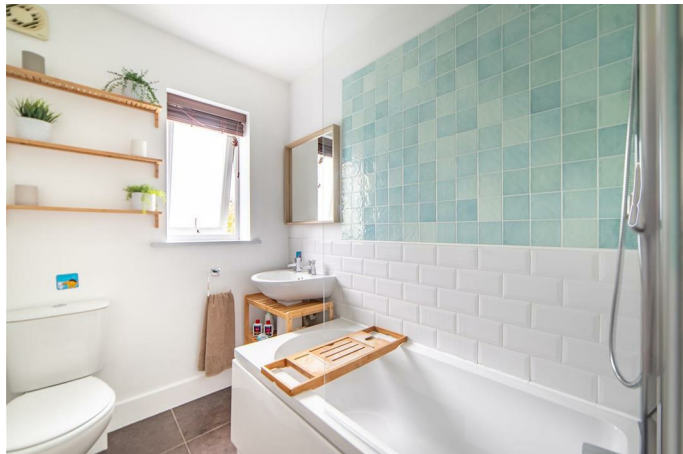
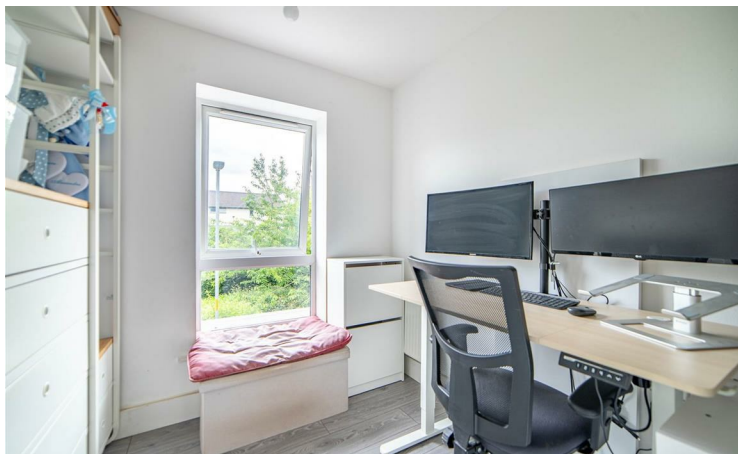
The accommodation centres around a spacious open plan kitchen, dining and family room with contemporary fitted units, integrated appliances and French doors opening to the garden. The first floor provides three bedrooms, including a main bedroom with an en-suite, alongside a modern family bathroom. Private front and rear gardens complete the accommodation.

November Courtyard forms part of a well-regarded residential setting with landscaped communal grounds, offering a pleasant environment for families and professionals alike. Gateshead town centre and Newcastle city centre are both easily accessible, while nearby transport links provide convenient connections across the region. Residents can enjoy access to local shops, schools, leisure facilities and riverside attractions, making this an excellent choice for first-time buyers, young families and those seeking a well-connected home in a desirable location.

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The internal accommodation comprises: an entrance hall providing access to a convenient WC and stairs leading up to the first floor. The hall opens into an impressive open plan kitchen, dining and family room extending the full depth of the property. The kitchen is fitted with contemporary white wall and base units, complementary work surfaces, an extractor, an integrated oven and gas hob, while dark wood effect flooring continues throughout. A useful under-stairs storage cupboard is also positioned within the main living space.

The open plan layout creates a bright and sociable space, enhanced by windows to both the front and rear elevations. The dining area flows naturally into the family area, offering ample room for everyday living and entertaining. French doors to the rear garden, together with an additional rear-facing window, allow natural light to fill the room and strengthen the connection to the outside space.

Stairs lead to the first-floor landing, which provides access to all three bedrooms and the family bathroom. The main bedroom benefits from an en suite shower room, while the remaining accommodation includes a further double bedroom and a versatile third bedroom suitable as a nursery, study or guest room. The family bathroom is fitted with a three-piece suite comprising a bath with a shower attachment, a wash hand basin and WC, complemented by contrasting wall tiling and a frosted window.

To the front, the property is approached via a pedestrian pathway with a small lawned garden bordered by established planting. The rear garden features a decked seating area, lawn, gravel border, timber fencing and a garden shed, together with gated access beyond. Residents also enjoy access to an attractive communal garden area with mature trees, gravel pathways, seating areas and a timber pergola, providing a pleasant outdoor setting to be enjoyed throughout the year.



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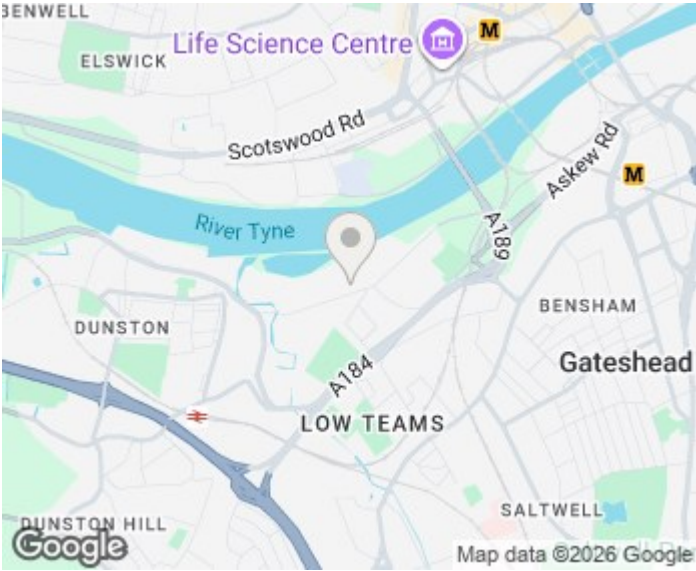
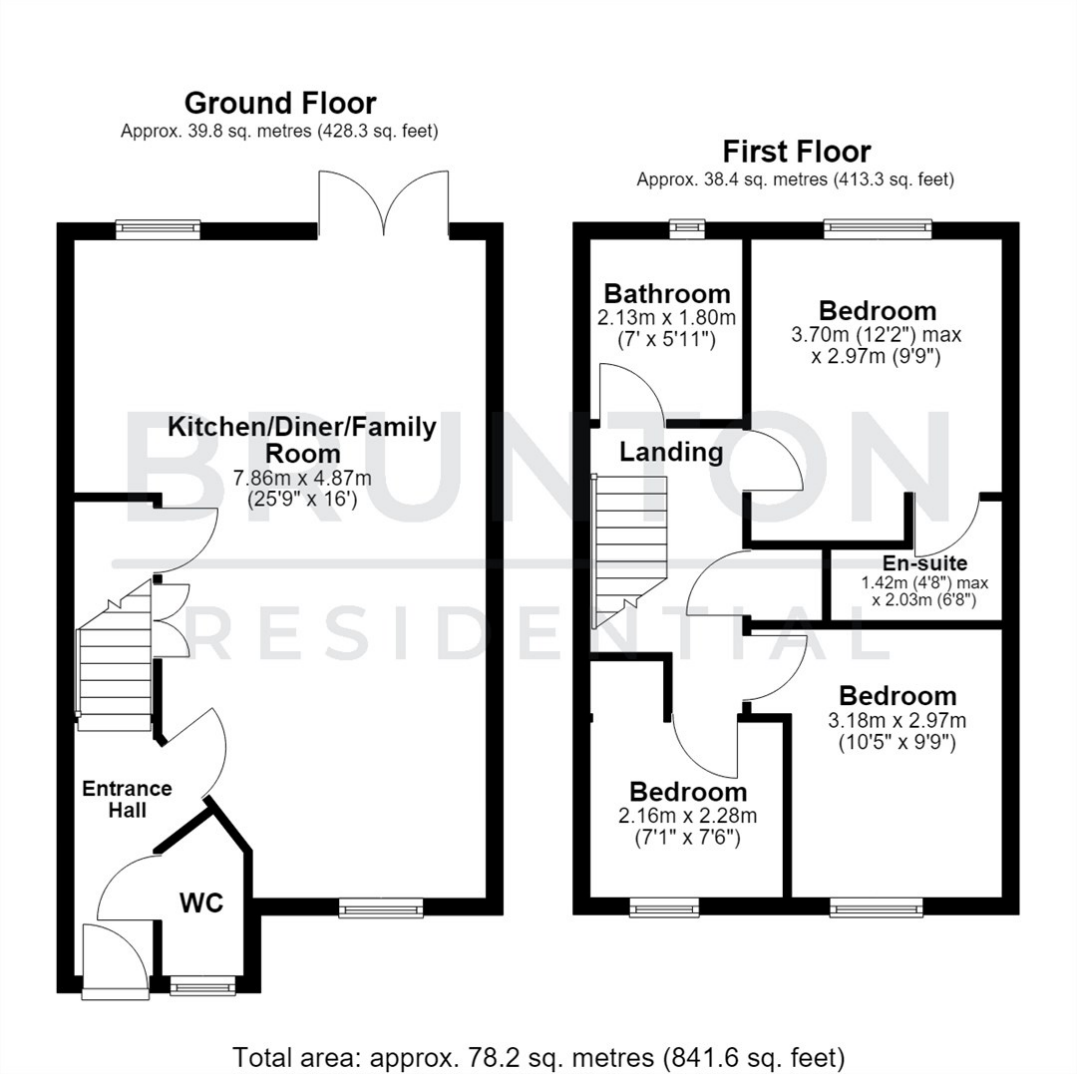
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TENURE : Freehold

LOCAL AUTHORITY : Gateshead CC

COUNCIL TAX BAND : C

EPC RATING :



| 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 |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

| 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 |         |           |
| EU Directive 2002/91/EC                                         |         |           |
| England & Wales                                                 |         |           |