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LINACRE CLOSE, NEWCASTLE UPON TYNE, NE3

Offers Over £250,000

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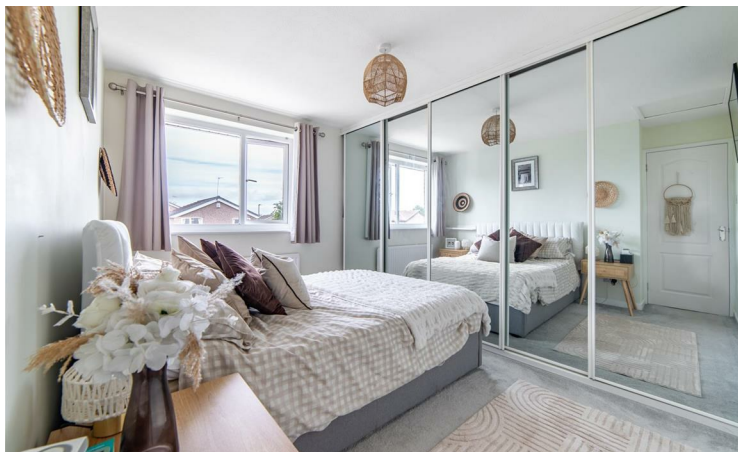
Well-presented, three-bedroom semi-detached house on Linacre Close, Kingston Park, offering generous living accommodation, a recently refurbished kitchen and an attractive South West facing rear garden.

The property features a spacious living room flowing into a separate dining room with French doors to the garden, alongside a modern fitted kitchen and breakfast room with a breakfast bar and integrated appliances. Three bedrooms and a family bathroom are positioned upstairs, while the front provides a landscaped garden and paved driveway. The former garage space is currently used for utility and storage purposes but could be returned to garage use.

Ideally positioned within Kingston Park, the property is close to local shops, amenities, and Kingston Park Primary School, with Bank Foot Metro Station also within easy reach. Kingston Park Centre provides further shopping and leisure facilities, while road links offer convenient access to Newcastle city centre and surrounding areas. With its generous accommodation, excellent garden, and convenient setting, this is an appealing home for families and professionals alike.

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The internal accommodation comprises: an entrance hall with wood-effect flooring and stairs leading up to the first floor. The hall gives access to the spacious living room, featuring a front-facing bay window, wood-effect flooring, and a contemporary vertical radiator. The living room leads through to the dining room, positioned towards the rear of the property, with matching wood-effect flooring and French doors opening directly onto the garden.

To the rear right is the recently refurbished kitchen and breakfast room, fitted with modern white units, grey worktops, integrated appliances, a built-in oven and microwave, gas hob and extractor. Both the kitchen and breakfast room have laminate tile effect flooring, while the breakfast room also has a breakfast bar situated in front of large window overlooking the garden, and a door providing direct external access. A utility area and store are accessed from the breakfast room.

Stairs lead up to the first-floor landing, which has a useful storage cupboard and provides access to three bedrooms and the family bathroom. The main bedroom is well proportioned and features mirrored wardrobes and a front-facing window. The second bedroom is also well proportioned, while the third bedroom provides a useful additional room. The family bathroom is fitted with a bath and overhead shower with glass screen, WC and wash basin, with tiled walls and flooring and a heated towel rail.

Externally, the front of the property features a well-maintained lawn with established planting and a paved driveway providing off-road parking. The integral garage space is currently used as a utility and storage area, while retaining the existing garage door and offering the flexibility to be used as a garage if required. To the rear is a well-maintained South West facing garden, which is not overlooked, with a paved patio seating area, raised lawn, established hedging, planted borders and enclosed fencing.



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : D

