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SHRIGLEY GARDENS, KENTON, NE3

£190,000

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Situated within the popular residential area of Shrigley Gardens, this well-presented semi-detached three-bedroom home offers bright and practical accommodation ideally suited to first-time buyers, young families or those seeking a comfortable home in a convenient setting. Thoughtfully arranged throughout, the property combines generous living spaces with excellent natural light and a welcoming atmosphere.

The dual-aspect lounge/diner creates an inviting main reception space, while the modern kitchen offers ample room for informal dining and everyday family life. Well-proportioned bedrooms, useful storage and a separate utility area further enhance the practicality of the home, creating a layout perfectly suited to modern living.

Shrigley Gardens enjoys excellent access to nearby local amenities, schools and transport links, while surrounding green spaces and everyday conveniences add to the appeal of this well-connected residential location.

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The internal accommodation comprises: an entrance hall with stairs to the first floor and access to the lounge diner to the left. The lounge diner enjoys dual aspect windows over both the front and rear of the property. To the end of the hallway, a well-equipped kitchen is fitted with a modern range of wall and base units and integrated appliances. Dual-aspect windows and ample space for dining furniture create the ideal space for a breakfast nook. Off the kitchen is a useful utility with plumbing for appliances and a convenient storage cupboard.

The first floor landing provides access to three well proportioned bedrooms, with one benefiting from built in storage. The first floor is served by a well-appointed family bathroom comprising a bath with a shower over, a WC, a wash hand basin and a heated towel rail.

Extern ally the property sits on a substantial corner plot offer wrap around gardens and off street parking for multiple vehicles.



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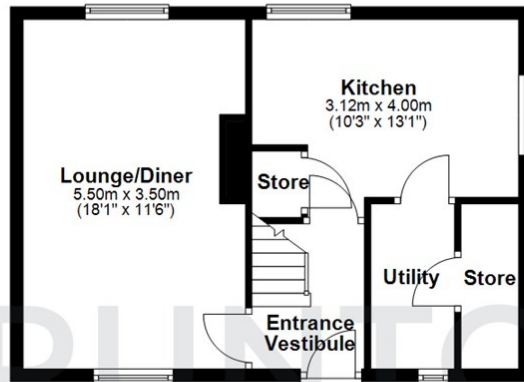
TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

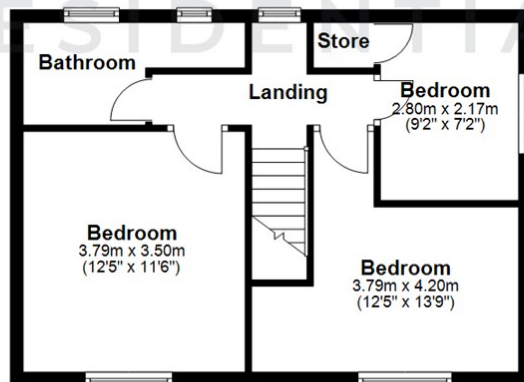
COUNCIL TAX BAND : A

EPC RATING : D

Ground Floor
Approx. 42.3 sq. metres (455.7 sq. feet)

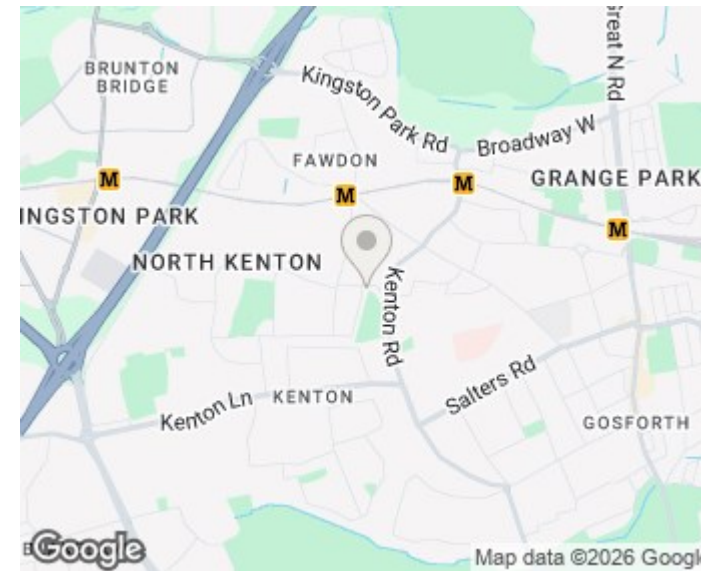


First Floor
Approx. 42.9 sq. metres (461.6 sq. feet)



Total area: approx. 85.2 sq. metres (917.2 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	84
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	