

# BRUNTON

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## RESIDENTIAL



**FALCON WAY, KENTON BANK FOOT, NE13**

**Offers Over £220,000**

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Situated within the popular Kenton Bank Foot area, this beautifully presented two bedroom semi detached Canford style home by Taylor Wimpey offers bright modern accommodation, a desirable west-facing rear garden and excellent practicality throughout. Thoughtfully designed with well-balanced living space, the property is ideally suited to first-time buyers, downsizers or investors seeking a stylish and low-maintenance home.

The accommodation has been arranged to maximise both comfort and natural light, featuring a spacious full width lounge/diner with French doors opening directly onto the rear garden, alongside a modern fitted kitchen with integrated appliances. Two generous double bedrooms and a contemporary family bathroom further enhance the appeal, while allocated parking adds additional convenience.

Falcon Way enjoys excellent access to local amenities, transport links and nearby shopping facilities, with Newcastle City Centre and surrounding areas remaining easily accessible. The combination of modern living, outdoor space and a highly convenient location makes this a particularly attractive opportunity.

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The internal accommodation comprises: an entrance hallway providing access to the principal ground floor living spaces. Positioned to the right hand side is a convenient downstairs WC, while to the left is the modern fitted kitchen, complete with integrated appliances and a forward facing window allowing plenty of natural light into the room.

To the rear of the property is a spacious full width lounge/diner creating a bright and versatile living environment, with French doors opening directly onto the west facing rear garden and enhancing the indoor-outdoor flow.

To the first floor, the landing provides access to two generous double bedrooms positioned either side of the family bathroom, both spanning the width of the property. The bathroom is fitted with a bath incorporating a shower over, completing the accommodation.

Externally, the property benefits from a lovely enclosed west facing rear garden alongside allocated parking positioned within a nearby parking bay.



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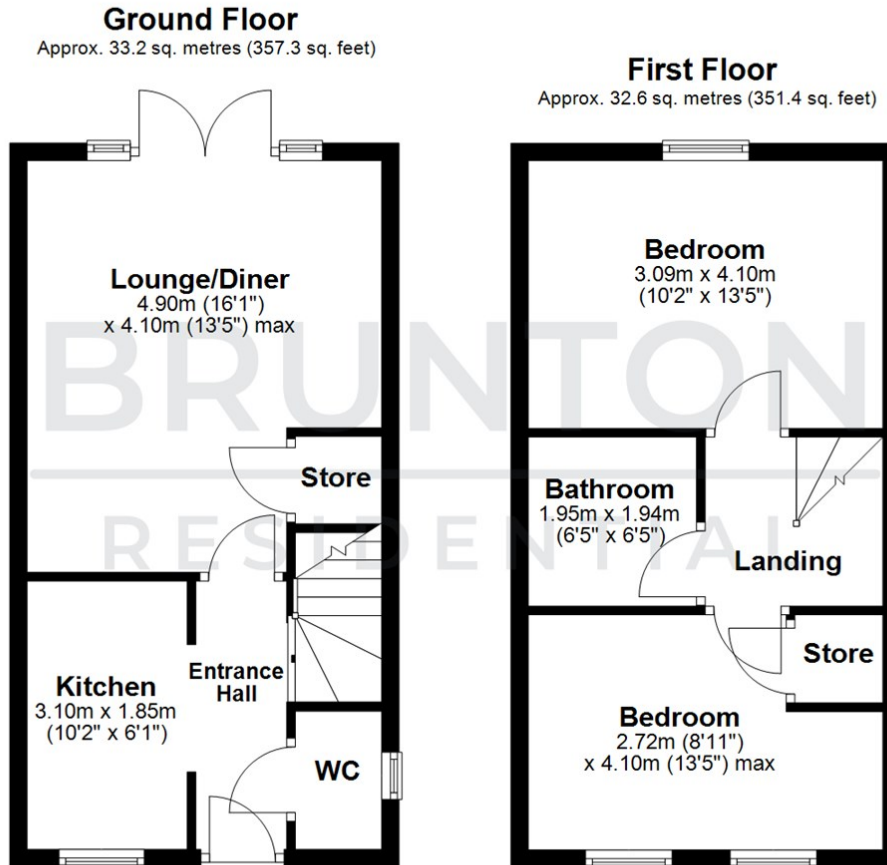
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

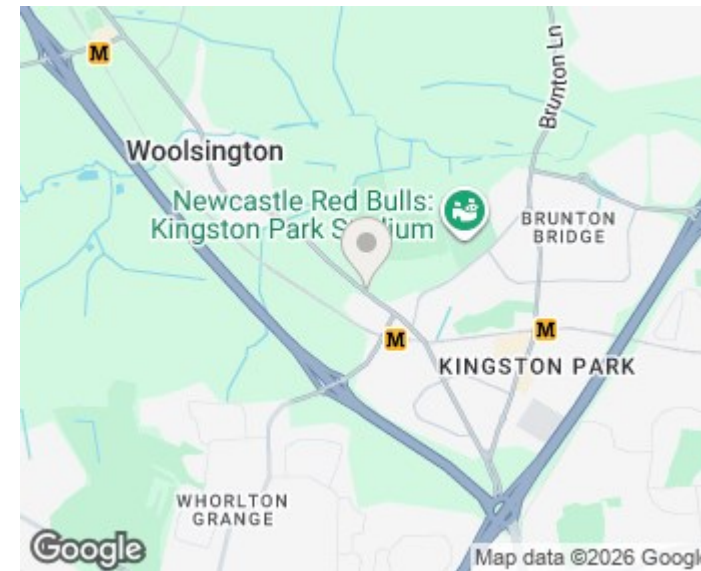
COUNCIL TAX BAND : B

EPC RATING : B



Total area: approx. 65.8 sq. metres (708.7 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>			<b>97</b>
(81-91) <b>B</b>		<b>84</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			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	