

# BRUNTON

---

RESIDENTIAL



**GLEBE CRESCENT, NEWCASTLE UPON TYNE, NE12**

**Offers In The Region Of £160,000**

# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL



Situated within a quiet residential square in Forest Hall, this well-presented semi-detached two-bedroom home enjoys attractive open aspects to both the front and rear, creating a wonderful sense of space and privacy rarely found in similar properties. Offering bright and practical accommodation throughout, the property is ideally suited to first-time buyers, downsizers or investors alike.

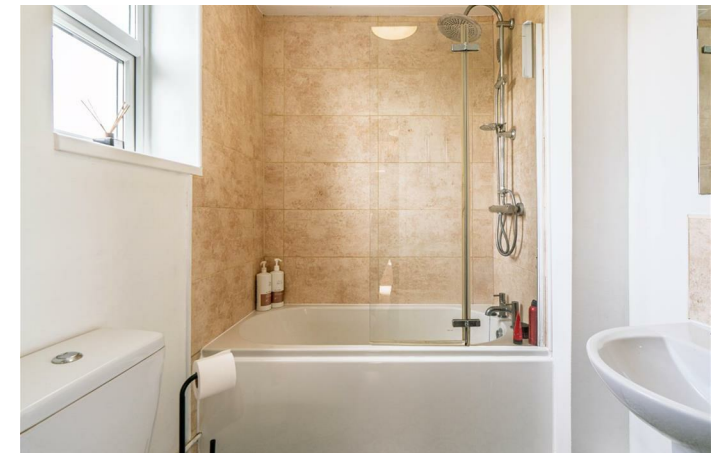
The home benefits from a spacious living room flowing through into an open-plan kitchen/diner, while the addition of a conservatory enhances the versatility of the ground-floor accommodation and provides further connection to the rear garden. Two well-proportioned bedrooms and a good-sized rear garden further contribute to the home's excellent lifestyle appeal.

Glebe Crescent enjoys convenient access to nearby amenities, schools, transport links and surrounding green spaces, while the peaceful residential setting and open outlook make this a particularly attractive opportunity within Forest Hall.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

The internal accommodation comprises: an entrance hallway with stairs rising to the first floor. Positioned to the right-hand side is a generous living room benefitting from useful understairs storage and an attractive outlook to the front. The living room flows through into the open-plan kitchen/diner positioned to the rear of the property. The kitchen is fitted with a range of wall and base units alongside integrated appliances and enjoys dual-aspect natural light via both a window and door arrangement. Beyond the kitchen is a conservatory providing additional storage and living flexibility, with direct access onto the rear garden through a UPVC door.

To the first floor, the landing provides access to two bedrooms and the family bathroom. Bedroom one is a comfortable double positioned to the front aspect with excellent natural light and ample space for wardrobes and furniture, while bedroom two is a well-proportioned single room suitable as either a bedroom or home office space. The family bathroom is fitted with a bath and shower over, WC and wash hand basin, completing the accommodation.

Externally, the property benefits from a driveway to the front alongside a shared side driveway providing access to the rear garden. The rear garden itself offers an excellent outdoor space for relaxing, entertaining and everyday family use.



# BRUNTON

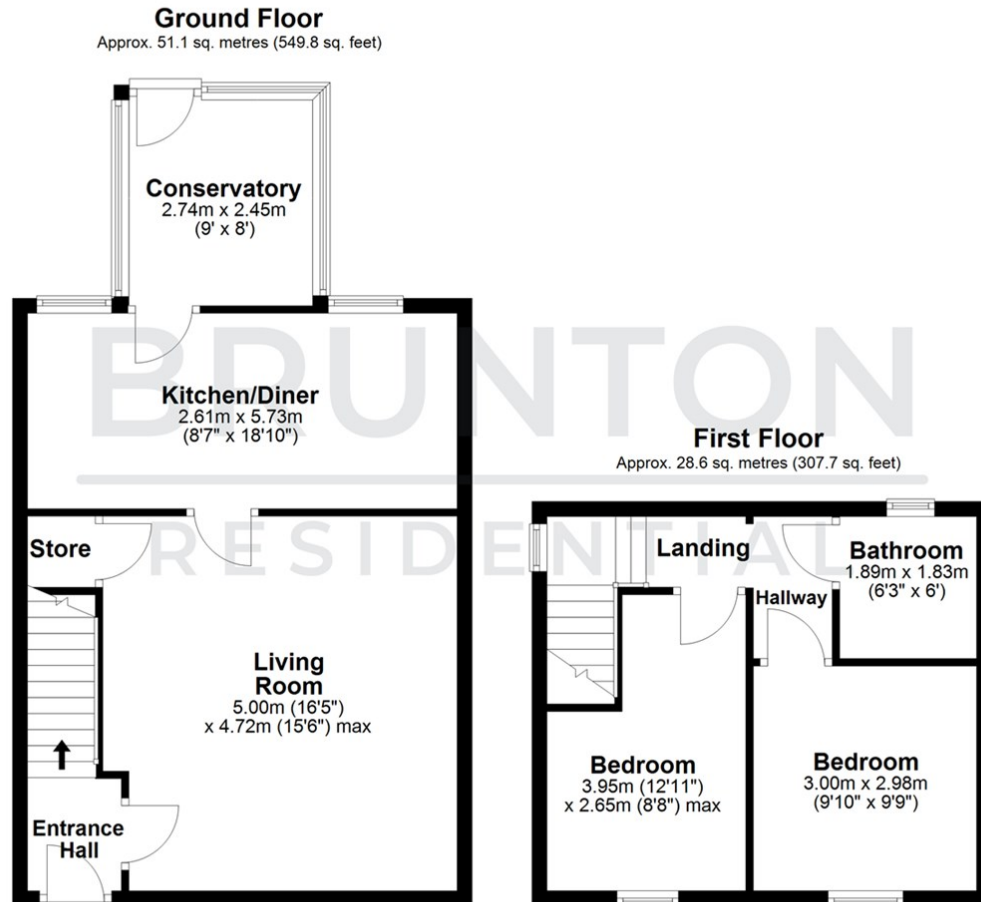
## RESIDENTIAL

TENURE : Freehold

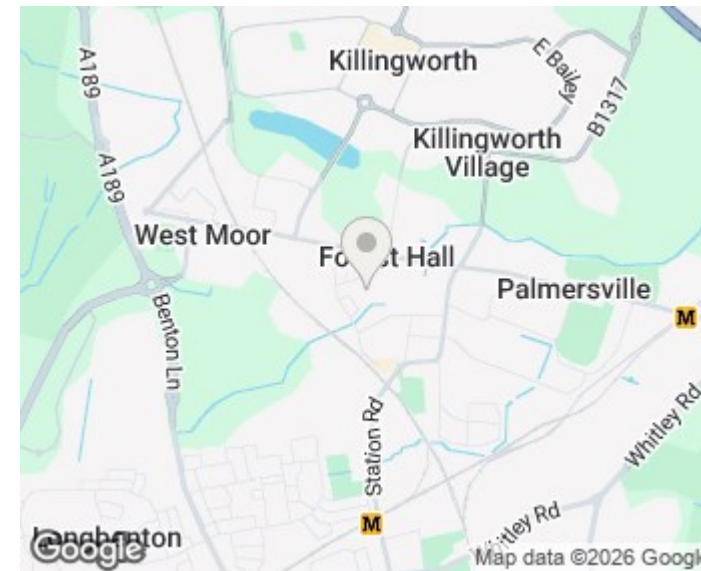
LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : A

EPC RATING :



Total area: approx. 79.7 sq. metres (857.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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 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	