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****** SOLD SUBJECT TO CONTRACT ******

Offers Over £170,000

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Well presented, three-bedroom end-terrace home on Cowdray Court, Newcastle Upon Tyne, offering spacious and versatile accommodation, loft space, a garage and two off-road parking spaces.

The accommodation includes a bright living room centred around a feature fireplace and a generous kitchen/diner fitted with a range of wall and base units, tiled flooring and French doors opening onto the garden. Three bedrooms and a modern family bathroom occupy the first floor, while the loft provides a useful space with Velux windows. Outside, the property benefits from an enclosed rear garden, detached garage and parking.

Situated within a popular residential area of Kingston Park, Cowdray Court enjoys convenient access to a range of local amenities including shops, supermarkets, cafés and leisure facilities. Well-regarded schools are available nearby, while excellent transport links provide easy access to Newcastle city centre, the A1 and surrounding areas. Frequent bus services and nearby Metro connections further enhance connectivity. The property will appeal to families, professionals and those seeking flexible living space in a well-established and convenient location.

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The internal accommodation comprises: a bright entrance porch creating a welcoming first impression before opening into the generously proportioned living room. Filled with natural light from the large front-facing window, this beautifully presented space features a character fireplace as its focal point, soft neutral décor and stairs leading up to the first floor.

Positioned to the rear, the kitchen diner is a light-filled space designed for everyday living and entertaining. Fitted with a comprehensive range of wall and base units, the kitchen benefits from tiled flooring, a tiled splashback, an integrated oven and extractor hood, an inset sink, a wine rack and plumbing for appliances. There is ample room for dining furniture, while French doors provide direct access to the rear garden and allow natural light to flood the room.

The first-floor landing gives access to three bedrooms and the family bathroom. The master bedroom is a generous double, accompanied by a further well-proportioned bedroom and a versatile third room suitable as a nursery, home office or dressing room, benefiting from a useful storage cupboard. The family bathroom is fitted with a modern three-piece suite comprising a bath with shower over and glass screen, vanity unit and WC, complemented by contemporary tiling. From the landing, stairs rise to the converted loft space, a spacious and versatile room enhanced by Velux windows and generous floor space.

Outside, the property enjoys a lawned front garden bordered by mature hedging with a pathway leading to the entrance porch. The enclosed rear garden features a lawn, decked seating area, planted borders and timber fencing, creating an attractive outdoor setting. A detached garage is positioned to the rear of the garden, with access to off-road parking beyond.



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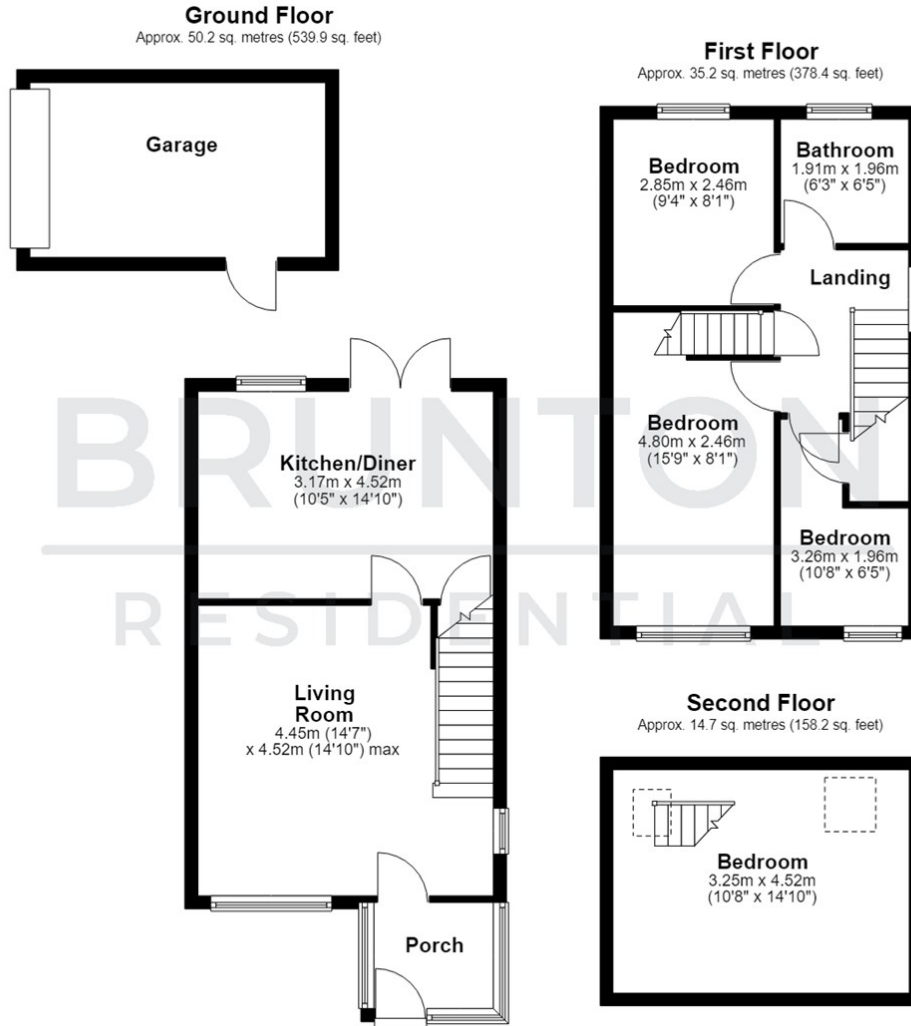
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TENURE : Freehold

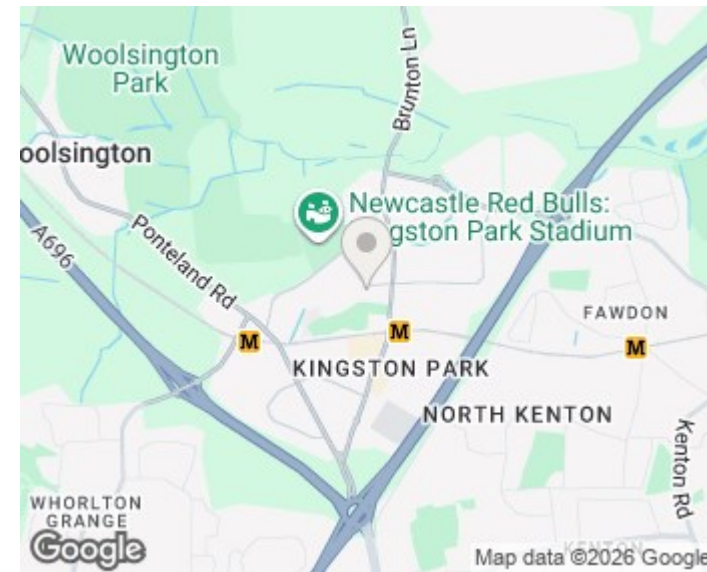
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : C



Total area: approx. 100.0 sq. metres (1076.5 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		73	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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	