

# BRUNTON

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RESIDENTIAL



**BIRCHWOOD AVENUE, NORTH GOSFORTH, NE13**

Offers Over £275,000

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**Extended Four-Bedroom Semi-Detached Home Positioned on Birchwood Avenue in North Gosforth. Featuring an Integral Garage with Garden Access, Enclosed Rear Garden, and Generous Living Space Ideal for Families.**

**The property offers four well-proportioned bedrooms, a spacious front-aspect lounge, an extended kitchen/diner with garage access and a separate formal dining area. The integral garage adds practicality, while the rear garden provides a private and peaceful outdoor setting.**

**Located in the popular area of North Gosforth, the home enjoys easy access to local schools, shops, parks, and strong transport links into Newcastle city centre and surrounding areas.**

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Internal accommodation briefly comprises: Entry into a welcoming entrance hall with access to a ground floor WC. From here, you continue into an inner hallway with stairs rising to the first floor. To the left, you step into a spacious front-aspect lounge featuring a walk-in bay window, with internal doors opening into the formal dining room at the rear. The dining area offers direct access to the garden via sliding doors.

Off the hallway is an extended kitchen/diner, fitted with a range of wall and base units, appliances including oven, hob and extractor fan, and space for a small dining table if desired. From the kitchen, you can access both the utility room, with integrated appliances, and the integral garage, providing an additional door leading out to the garden.

Upstairs, the first-floor landing gives access to four well-proportioned bedrooms and a fully tiled family bathroom complete with a bath, overhead shower, washbasin and WC.

Externally, the property includes a driveway providing off-street parking and access to the integral garage. To the rear is a good-sized garden with a lawned area, paved seating area, and mature hedged boundaries for added privacy.



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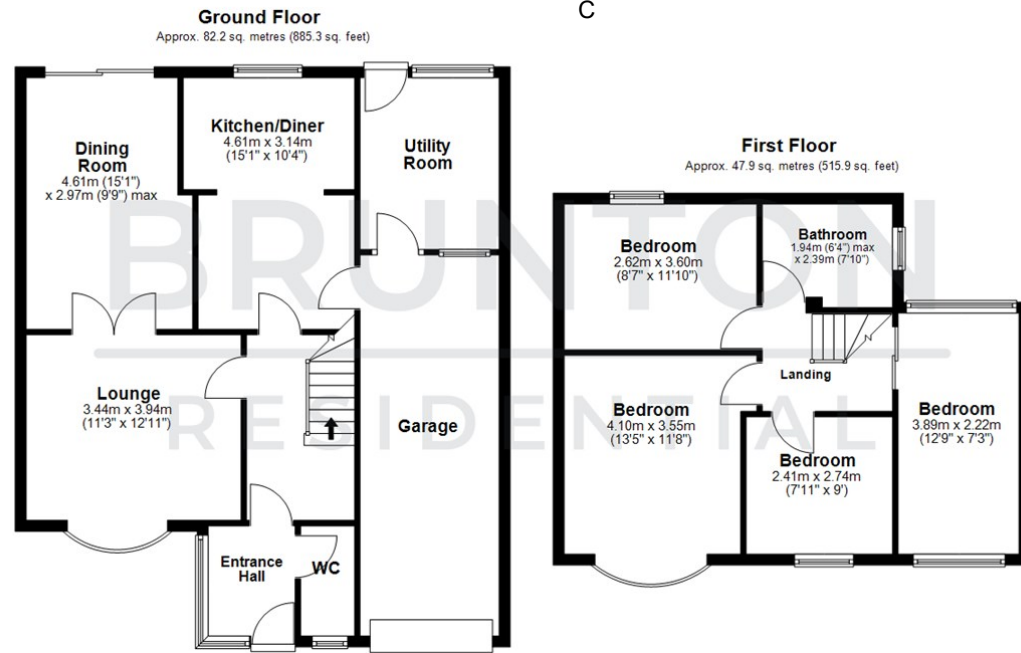
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TENURE : Leasehold

LOCAL AUTHORITY : North Tyneside Council

COUNCIL TAX BAND : C

EPC RATING : C



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating	
	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	
Current: <b>71</b>	Potential: <b>84</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	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>	
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