

# BRUNTON

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## RESIDENTIAL



**BERKELEY SQUARE, GOSFORTH, NE3 2JB**

**Offers Over £300,000**

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Welcomed to the market is this well presented three-bedroom, semi-detached house, located in a very popular residential area in North Gosforth. The property benefits from open plan kitchen/diner, with a secure garden and direct access to the playing fields to the rear of the property.

The property briefly comprises an entrance hallway, living room, kitchen/diner, three bedrooms and the family bathroom. Externally to the front, the owner has installed a widened driveway with space for two cars, and a secure garden to the rear with stepped decking and lawned area.

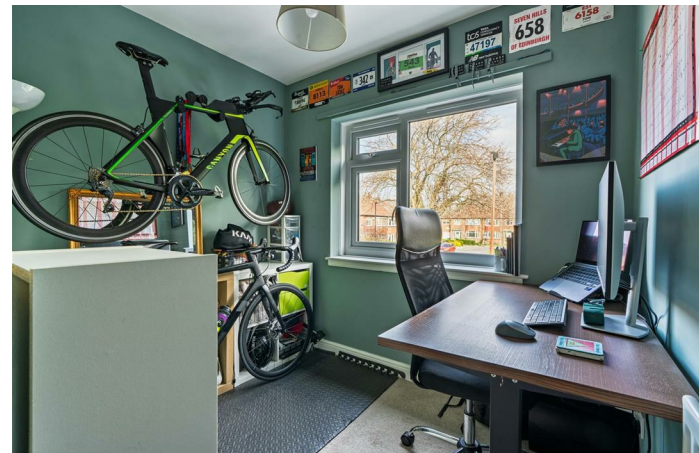
Berkeley Square is perfectly located for access to Newcastle city centre, the A1 and Newcastle International Airport. The area benefits from a wide range of local amenities, well-regarded schooling and nearby green spaces, making it particularly appealing to families and professional alike.

Combining strong transport links, with a well-established, and well-regarded community feel, this location remains one of North Newcastle's most sought-after addresses.

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Entering the property, you step into a bright entrance porch, this then leads via an internal door to the entrance hallway. The hallway has a staircase on the right side, and doors leading to the living room on the left, and kitchen at the end of the hallway. The living room features a bay window, and high ceilings, which aids to the feeling of space.

The kitchen is open plan with the dining room, and features a range of wall and base units, integrated appliances and a handy under stair storage cupboard. The dining area features French doors with windows either side allowing lots of natural light into the room. The doors open up to the back garden.

On the first floor, there are doors leading to all three bedrooms, with bedroom one being a double room and featuring a good size bay window and built-in wardrobes. Bedroom two is also a double, located on the rear aspect of the property. Bedroom three is currently configured as an office, but could easily be returned to a single bedroom.

The family bathroom is spacious and features both a walk-in shower, and bath, along with toilet and sink, with heated towel rail. Externally, the property features a double driveway to the front, and a garden to the rear with stepped decking down to the lawn, and a gate leading out on to the playing field to the rear. There is a garage-en-bloc, accessed via a lane on the square, and only a short walk from the property.



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TENURE : Freehold

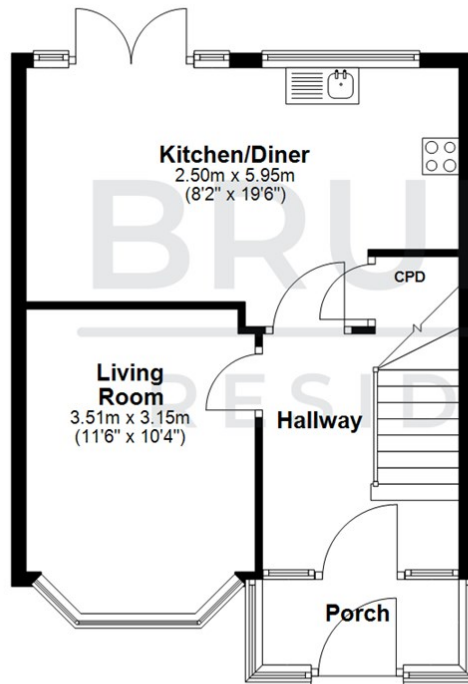
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING :

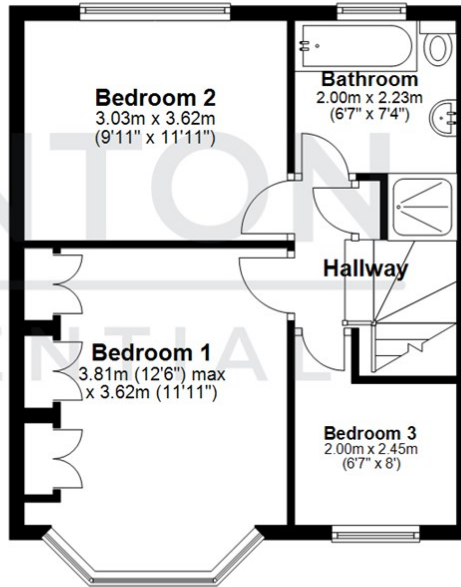
### Ground Floor

Approx. 43.0 sq. metres (462.6 sq. feet)



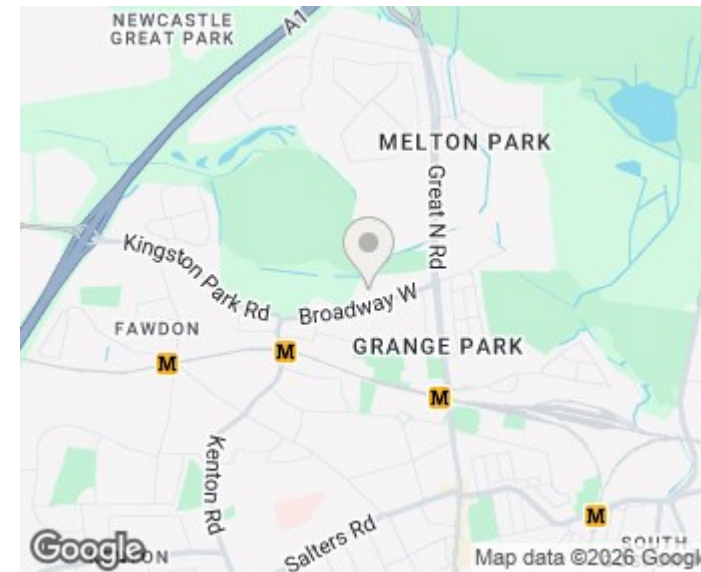
### First Floor

Approx. 42.2 sq. metres (454.5 sq. feet)



Total area: approx. 85.2 sq. metres (917.1 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>			
(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	