

# BRUNTON

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## RESIDENTIAL



**HOLLYWOOD AVENUE, GOSFORTH, NE3**

**£325,000**



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Brunton Residential are delighted to present this traditional three-bedroom semi-detached house located on Hollywood Avenue in the sought-after area of Garden Village within Gosforth.

This property offers three well-proportioned bedrooms, two benefiting from built-in storage.

This home also offers ideal living space for young families, with two reception rooms, kitchen and a conservatory, as well as a front driveway for off-street parking, a low maintenance front garden and a well maintained, large rear garden.

Gosforth is a thriving suburb offering a range of shops, restaurants, and leisure facilities, as well as excellent transport links, making it a highly desirable location.

Garden village has always been a popular location and has become even more sought after, since its recent traffic reduction/pedestrianisation scheme.



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Upon entering the property, you are welcomed into an entrance vestibule leading to a hallway with stairs to the first-floor landing. The ground floor offers two reception rooms, one featuring a bay window and the other, currently used as a lounge, benefitting from a fireplace and access to the conservatory. The conservatory provides double doors opening onto the rear garden. Also accessed from the hallway is the kitchen and a utility room with a door leading outside. A WC completes the ground floor. The kitchen includes a large walk in pantry.

Upstairs, the first floor comprises three well-proportioned bedrooms, two of which include built-in storage, along with a WC and a modern shower room.

Externally, the property features a front driveway for off-street parking, a low-maintenance front garden, and a spacious, well-maintained rear garden.





# BRUNTON

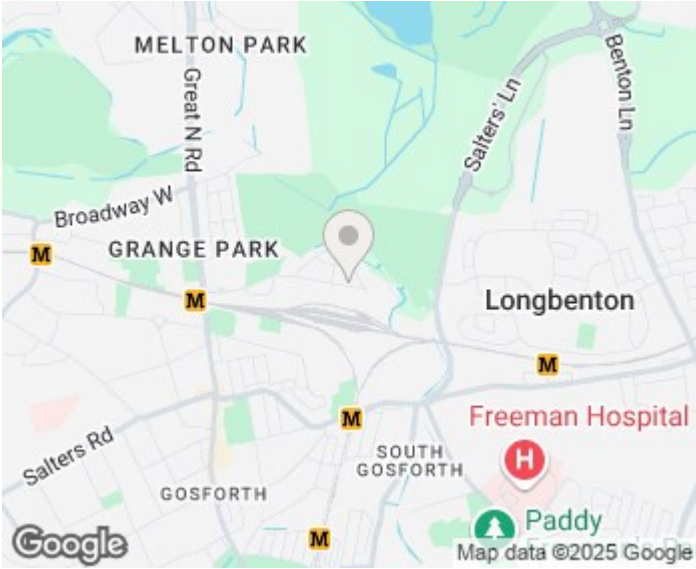
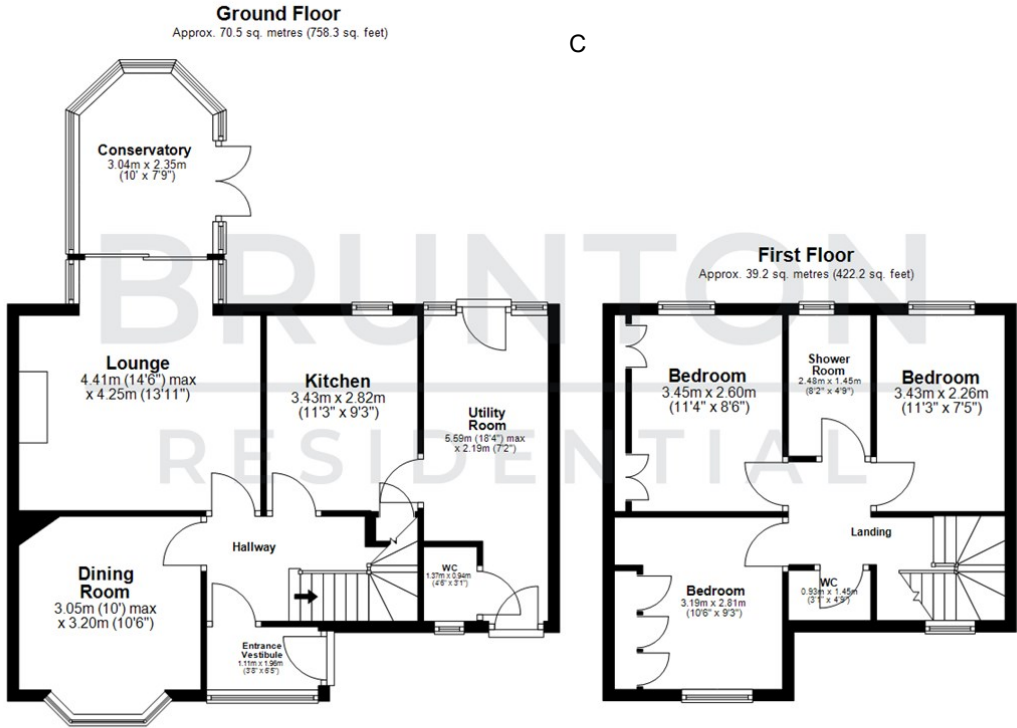
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : C

EPC RATING : D



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating |         |           |
|---|---------|-----------|--|---------|-----------|
|   | Current | Potential |  | Current | Potential |
| Very energy efficient - lower running costs |         |           |  |         |           |
| (92 plus) A                                 |         |           | (92 plus) A                                    |         |           |
| (81-91) B                                   |         |           | (81-91) B                                      |         |           |
| (69-80) C                                   |         |           | (69-80) C                                      |         |           |
| (55-68) D                                   |         |           | (55-68) D                                      |         |           |
| (39-54) E                                   |         |           | (39-54) E                                      |         |           |
| (21-38) F                                   |         |           | (21-38) F                                      |         |           |
| (1-20) G                                    |         |           | (1-20) G                                       |         |           |
| Not energy efficient - higher running costs |         |           |  |         |           |
| England & Wales                             |         |           | England & Wales                                |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                        |         |           |