

BRUNTON
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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.



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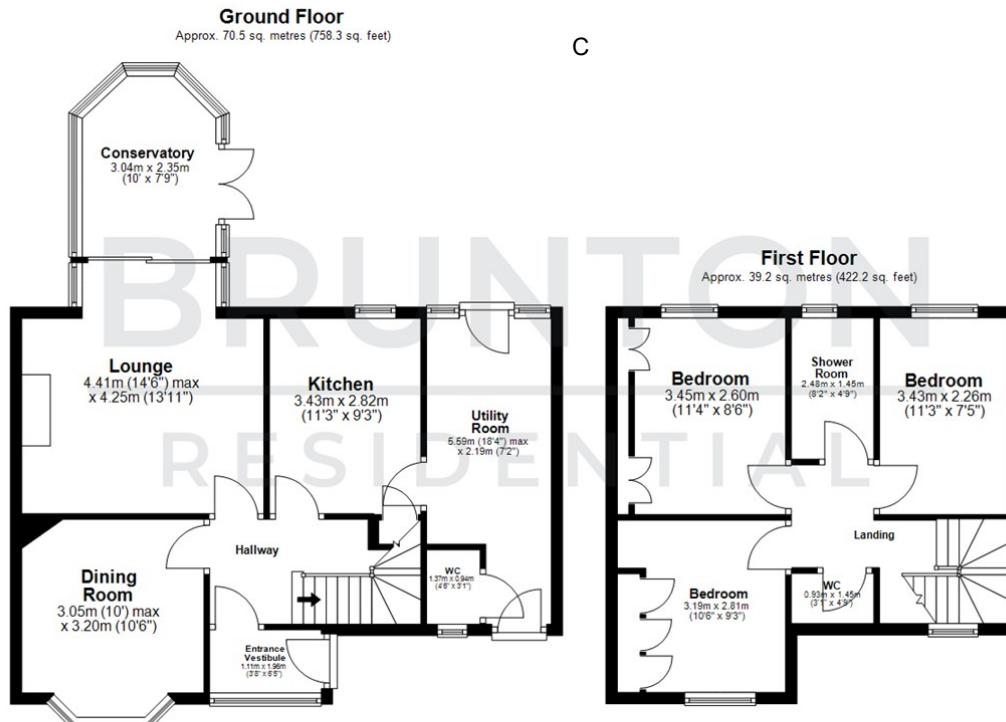
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TENURE : Freehold

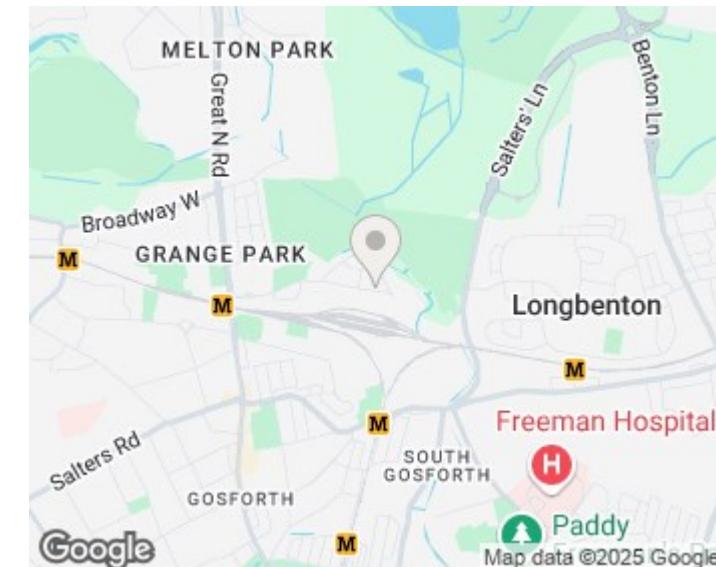
LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : C

EPC RATING : D



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) A		79
(81-91) B		
(69-80) C		
(55-68) D	64	
(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	