

BRUNTON

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GREAT NORTH ROAD, BRUNTON PARK, NE3

£350,000

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Spacious 1930's three bedroom semi detached home, occupying a sought after position within Brunton Park, Gosforth.

The property offers well-proportioned accommodation throughout, including an impressive open-plan lounge and dining room, a bright conservatory overlooking the rear garden, a fitted kitchen/breakfast room with separate utility area, and an integral garage. To the first floor are three bedrooms alongside a generous family bathroom, with the home offering excellent scope for modernisation and personalisation. Externally, the property enjoys driveway parking and a mature rear garden with lawn, patio seating areas, and established planting.

Brunton Park remains one of Newcastle's most desirable residential locations, offering convenient access to local amenities, reputable schooling, transport links, and Newcastle city centre.

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The internal accommodation comprises: an entrance porch leading into a welcoming hallway with stairs rising to the first-floor landing and access to a convenient ground floor WC. To the left-hand side is an impressive open-plan lounge and dining room extending the full depth of the property, creating a spacious and versatile reception area ideal for both everyday living and entertaining. The room benefits from a large bay window to the front elevation, feature exposed brick fireplaces creating attractive focal points, and ample space for both seating and formal dining furniture.

To the rear, sliding doors open into the conservatory, which provides a bright additional reception space enjoying pleasant views across the rear garden and direct access onto the patio. The kitchen/breakfast room is fitted with a range of wall and base units complemented by generous work surface space and room for informal dining, while a separate utility room provides additional storage and practicality alongside internal access to the integral garage.

To the first floor, the landing provides access to three bedrooms, including two generous double bedrooms and a further bedroom with bay window to the front elevation. The accommodation is served by a spacious family bathroom fitted with a bath, separate shower enclosure, WC, and wash hand basin. Externally, the property benefits from a driveway providing off-street parking and a mature rear garden featuring lawned areas, patio seating space, and established trees and planting, creating a private and attractive outdoor setting.



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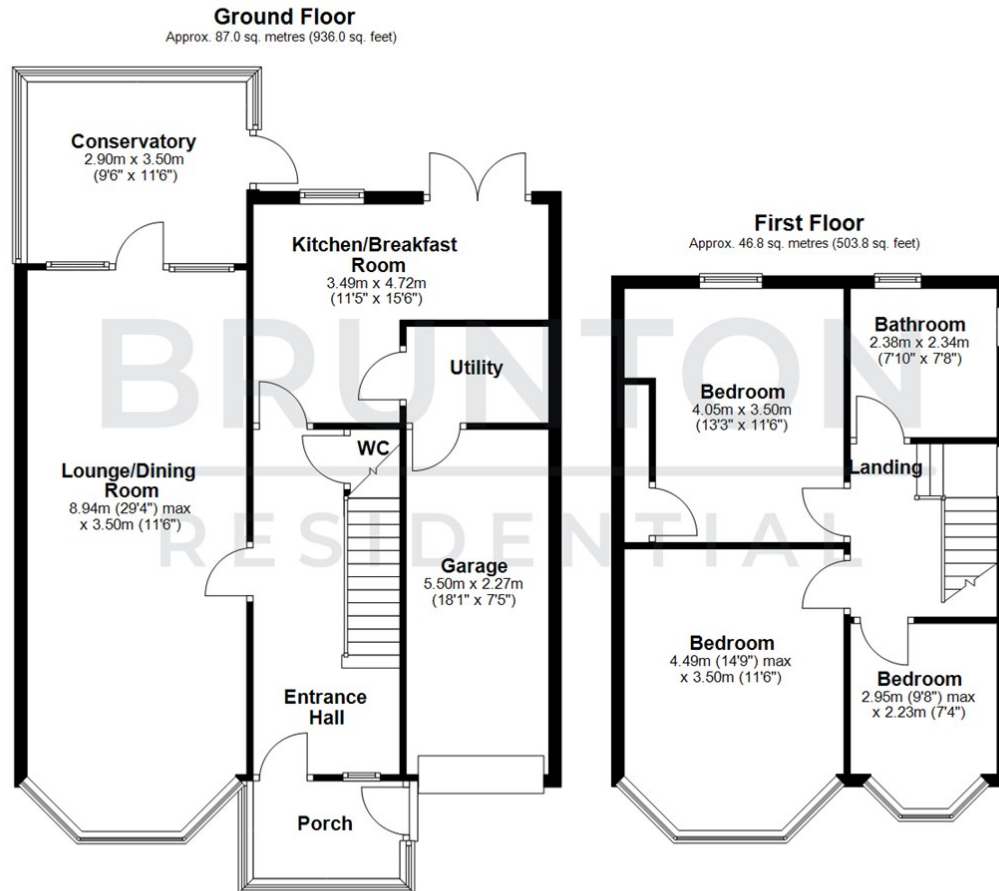
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : E



Total area: approx. 133.8 sq. metres (1439.8 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		53	80
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	