

BRUNTON

RESIDENTIAL



HOLLYWOOD AVENUE, GOSFORTH, NEWCASTLE UPON TYNE, NE3

£250,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL





Delightful three-bedroom semi-detached home situated on Hollywood Avenue, Gosforth, Newcastle upon Tyne. Well presented throughout, the property offers a practical and well-balanced layout, ideal for families.

The ground floor provides a bright bay-fronted lounge and an open-plan kitchen/dining room with French doors opening onto the garden, creating a sociable and functional living space. To the first floor are three bedrooms, including two generous doubles, all served by a well-appointed family bathroom featuring both a bath and separate walk-in shower. Externally, the home benefits from off-street parking to the front and a private enclosed rear garden.

Positioned within easy reach of Gosforth's excellent local amenities, reputable schools, and strong transport links into Newcastle city centre, this is a superb opportunity in a sought-after residential location.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: a welcoming entrance hall with stairs leading to the first-floor landing and a useful under-stairs storage cupboard positioned straight ahead. To the right is a bright and airy front-aspect lounge with a walk-in bay window. French doors lead through to the open-plan kitchen/dining room, which enjoys a rear aspect and further French doors opening out onto the rear garden.

The kitchen is modern and well-equipped with integrated appliances including an oven and hob, along with space for a washing machine and dishwasher. A stylish tiled splash-back complements ample cabinetry, providing excellent storage and work surface space.

The first-floor landing gives access to three bedrooms, two of which are spacious doubles, with the third well suited as a child's bedroom or nursery. A family bathroom serves all rooms and comprises a walk-in shower cubicle, bath, WC, and washbasin. Externally, the property benefits from a driveway providing off-street parking adjacent to a lawned area with shrubs. To the rear is an enclosed garden with timber fencing, predominantly laid to lawn with a block-paved pathway and seating area.



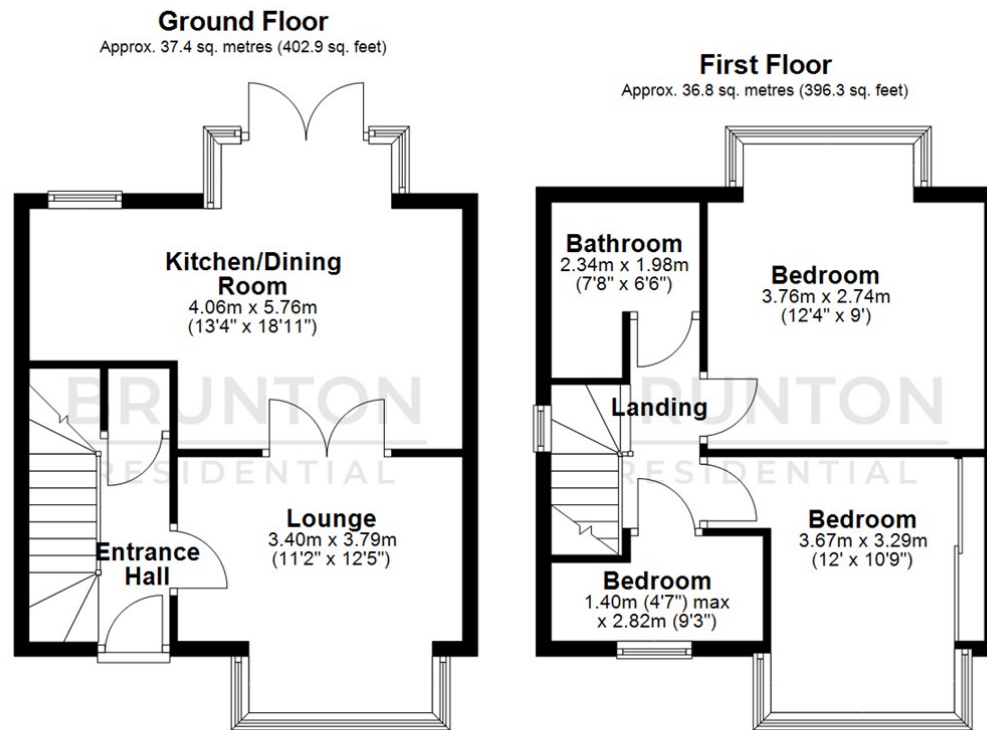
BRUNTON
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY :


COUNCIL TAX BAND :

EPC RATING : D



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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D	65	81	(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			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC
			