

BRUNTON
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HOLLYWOOD AVENUE, GOSFORTH, NEWCASTLE UPON TYNE, NE3

£250,000

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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.

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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.



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TENURE : Freehold

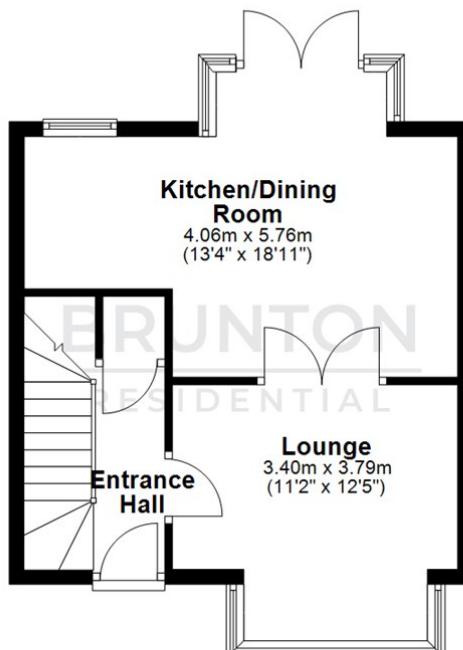
LOCAL AUTHORITY :

COUNCIL TAX BAND :

EPC RATING : D

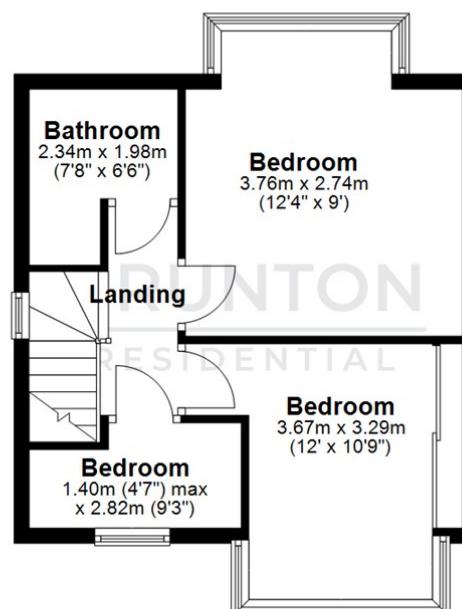
Ground Floor

Approx. 37.4 sq. metres (402.9 sq. feet)



First Floor

Approx. 36.8 sq. metres (396.3 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
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO₂) 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		
EU Directive 2002/91/EC		
England & Wales		