

**BRUNTON**  
RESIDENTIAL



**PINEWOOD AVENUE, NORTH GOSFORTH, NE13**

Offers Over £240,000

# BRUNTON

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Well-presented fully refurbished and reconfigured two-bedroom semi detached bungalow located on the popular Pinewood Avenue, offering well-balanced and versatile accommodation arranged across a single level, ideal for a range of buyers. The property features a bright open-plan layout with excellent natural light and direct access to the rear garden.

The accommodation includes an open-plan kitchen, dining and living room, a lounge area with a feature fireplace, two bedrooms and a family bathroom. The master bedroom is positioned to the rear with access to the garden, while the second bedroom offers flexibility as a home office or guest room.

Pinewood Avenue is situated within a well-established residential area of NE13, conveniently placed for local shops, amenities and schooling. The location benefits from good transport links, providing easy access to Newcastle city centre and surrounding areas, making it suitable for professionals and downsizers alike.

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The internal accommodation comprises: an entrance vestibule that opens into an open-plan kitchen, dining and living room, with a bright living room on the left, which enjoys a feature fireplace and a bow window overlooking the front of the property. The kitchen-diner enjoys a range of fitted wall and base units, including a central island, along with integrated appliances. Sliding doors allow ample natural light in and provide access to the property's rear garden. A door from the kitchen-diner leads to the central hallway, which provides access to a family bathroom and two bedrooms, with the master suite to the rear has been extended and enjoys sliding doors to the rear garden, while the smaller bedroom, ideal as an office or playroom, is situated to the front of the property and enjoys built-in storage.

Externally, the property benefits from a front lawn and a driveway providing off-street parking leading up to a single garage, which has access to the rear garden. The rear garden, laid mainly to lawn with paved patio areas, is enclosed with timber fencing, providing a private space, ideal for everyday family life and entertainment.



# BRUNTON

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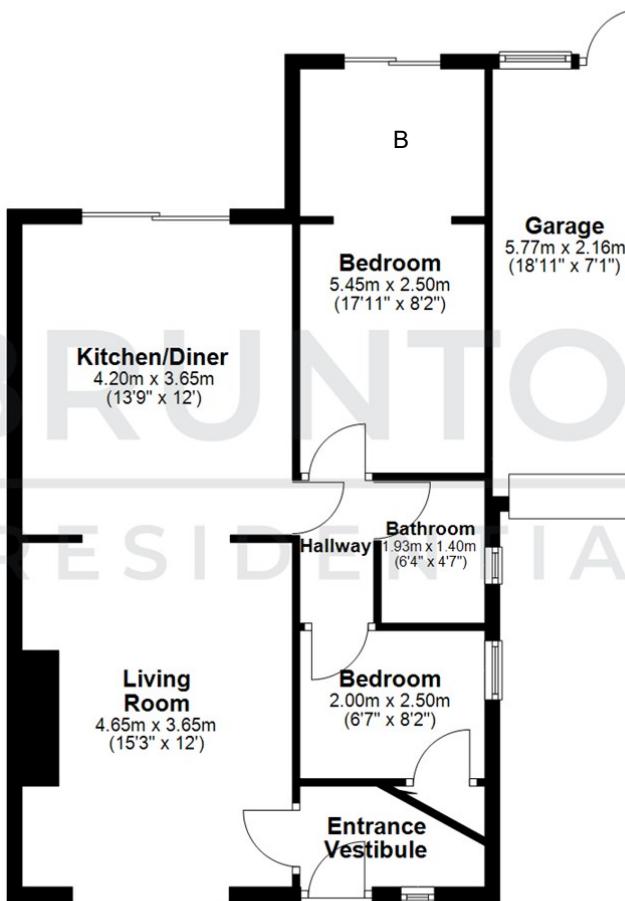
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TENURE : Leasehold

LOCAL AUTHORITY : North Tyneside CC

COUNCIL TAX BAND : B

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		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		