

BRUNTON

RESIDENTIAL



BIRCHWOOD AVENUE, NORTH GOSFORTH, NEWCASTLE UPON TYNE, NE13

Offers Over £210,000

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TWO BEDROOM | BUNGALOW | GREAT LOCATION

Brunton Residential are delighted to welcome to the market this semi detached bungalow on Birchwood Avenue, with two bedrooms, off-street parking, a rear garden and a garage.

Located in a sought-after area offering a range of local amenities. Nearby, residents can access various shops, schools, a post office, and parks. Additional amenities are available in Gosforth and Newcastle, accessible via regular public transport links.

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Upon entering, you are welcomed into a practical entrance vestibule, ideal for use as a boot room. From here, you are led into a well-appointed kitchen featuring integrated appliances and dual-aspect windows that allow natural light to flood the space.

The kitchen provides access to a cosy lounge, complete with a fireplace, and a bay window. Leading from the lounge, a hallway offers access to a convenient storage cupboard and two good-sized bedrooms. One of the bedrooms benefits from double doors that open directly into the rear garden.

The family bathroom is well-equipped with a bath, an overhead shower, a toilet, and a washbasin.

Externally, the property boasts a generous and well-maintained rear garden, laid to lawn and enclosed by fenced boundaries, complemented by a gravelled seating area. A garage, which also provides access to the rear garden, adds further convenience.



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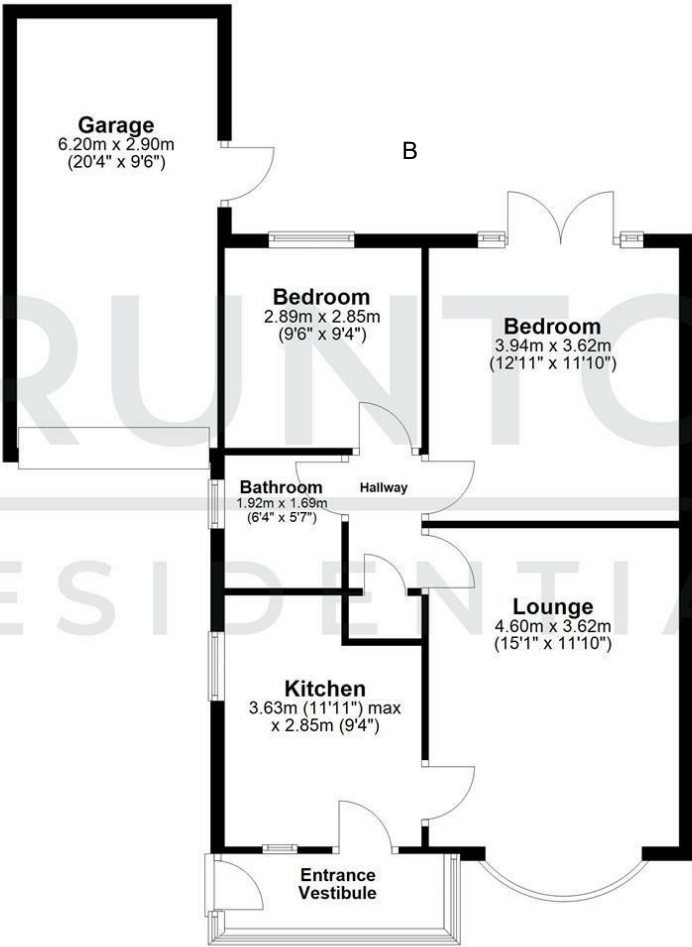
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

EPC RATING :

Ground Floor
Approx. 79.1 sq. metres (851.5 sq. feet)



Total area: approx. 79.1 sq. metres (851.5 sq. feet)



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		
EU Directive 2002/91/EC		
England & Wales		

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		
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