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THE FAIRWAY, BRUNTON PARK, NE3

Offers Over £295,000

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Well-maintained two-bedroom semi-detached bungalow situated within the highly sought-after Brunton Park area of Gosforth, occupying a generous plot with a substantial larger than average garage and excellent potential to personalise.

The property offers well-proportioned single-level accommodation, including a bright bay-fronted lounge, a fitted kitchen with integrated cooking appliances, two bedrooms and a shower room. The main bedroom benefits from extensive fitted wardrobes, while the kitchen provides direct access to the garage. Externally, the property enjoys a double length driveway, lawned frontage and a substantial rear garden with a good degree of privacy.

The Fairway is well placed for access to local shops, supermarkets, schools and everyday amenities, while excellent road links connect the area to Newcastle city centre, the A1 and surrounding business parks. Regular public transport services are also available nearby, providing further convenience for commuting and day-to-day travel. The property's practical layout, generous plot and sought-after location make it particularly appealing to downsizers, professionals and buyers seeking a home they can update to their own tastes.

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The internal accommodation comprises: an entrance porch leading through to the inner hallway, which benefits from built-in storage and provides access to all principal rooms. Positioned to the front of the property is the spacious lounge, a bright and welcoming reception room centred around a feature fireplace with timber surround and enhanced by a walk-in bay window that fills the room with natural light.

The kitchen is situated to the rear and is fitted with a range of wall and base units, tiled splashbacks, generous work surface space, an integrated oven and electric hob, space for additional appliances and a dining area. Presented in a well maintained condition, the room offers excellent scope for a purchaser to modernise and create a space tailored to their own tastes and requirements. A door provides direct internal access to the substantial garage, offering excellent practicality for storage, workshop use or secure parking.

The bungalow offers two well-proportioned bedrooms, with the main bedroom enjoying a pleasant outlook over the rear garden and benefiting from an extensive range of fitted wardrobes spanning an entire wall. The second bedroom overlooks the front aspect and offers flexibility for guests, hobbies or home working. Serving the accommodation is the shower room, fitted with a walk-in shower enclosure, pedestal wash basin and WC, complemented by full height wall tiling.

Externally, the property occupies a lovely plot with a lawned front garden, a double-length driveway providing ample off-road parking and access to the double garage. The rear garden is a particularly attractive feature, larger than many found with similar bungalow accommodation in the area, offering a paved patio, expansive lawn, mature hedged boundaries and established trees that create a pleasant outlook and a good degree of privacy.



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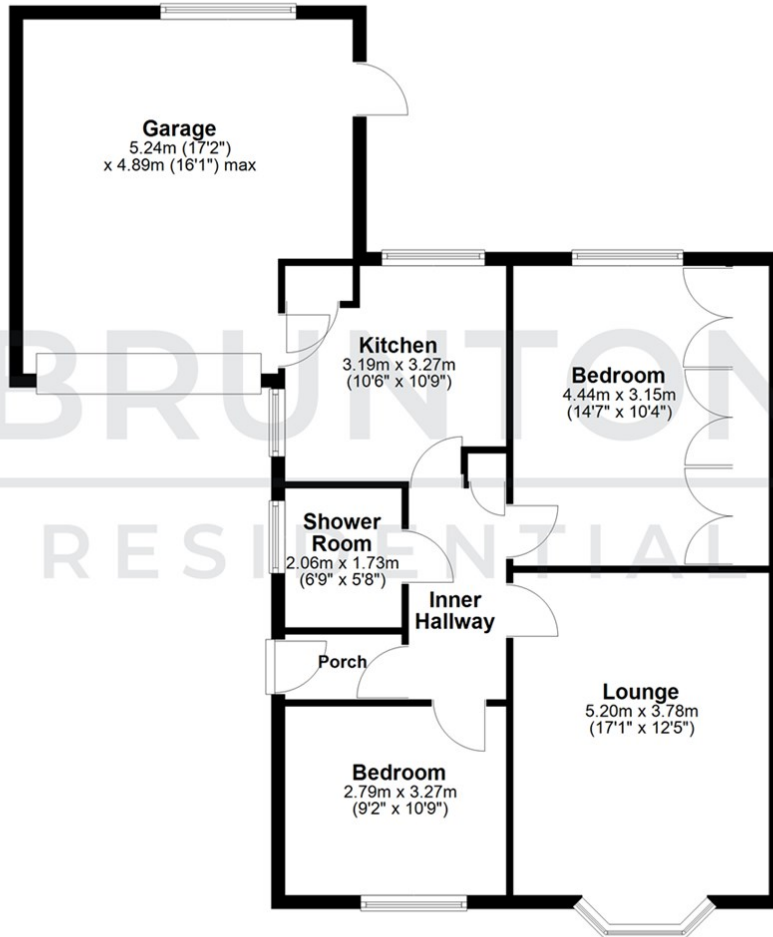
TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING :

Ground Floor
Approx. 90.7 sq. metres (976.0 sq. feet)



Total area: approx. 90.7 sq. metres (976.0 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			
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	