

BRUNTON

RESIDENTIAL



GRANVILLE DRIVE, FOREST HALL, NEWCASTLE UPON TYNE, NE12

£170,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Delightful three-bedroom semi-detached home situated on Granville Drive, Forest Hall, Newcastle upon Tyne. The property offers well-balanced accommodation and benefits from a modern open-plan layout.

The home features a spacious open-plan L-shaped kitchen, dining and lounge area with dual-aspect windows and bi-fold doors opening onto the rear garden, creating a bright and versatile living space. To the first floor are three well-proportioned bedrooms served by a stylish fully tiled family bathroom. The property further features a lovely enclosed rear garden.

The property is conveniently positioned for access to a variety of local amenities within Forest Hall, including shops, supermarkets, cafés and everyday services. The area is also well served by local schools and benefits from good transport connections, with nearby road links and public transport routes providing straightforward access to Newcastle city centre and surrounding areas.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: a welcoming entrance hall with stairs leading up to the first floor landing and a large useful storage cupboard. Positioned to the end of the hallway is a generous open-plan L-shaped kitchen, dining and lounge area, forming the main hub of the home. This impressive dual-aspect space benefits from a large front-aspect window within the lounge area, while the dining area features bi-fold doors opening out to the rear garden, creating a bright and sociable living environment. The kitchen itself is modern and well equipped with integrated appliances including an oven, hob and extractor fan. It is fitted with ample wall and base cabinetry, providing excellent storage and work surface space while flowing naturally into the dining and lounge areas, making the layout ideal for both everyday living and entertaining.

To the first floor, the landing provides access to three well-proportioned bedrooms along with a well-appointed family bathroom. The bathroom is fully tiled and comprises a WC, a wash basin set within a vanity unit, and a bath with an overhead shower. A useful storage cupboard located just off the landing completes the internal accommodation.

Externally, to the front of the property there is a lawned garden area with a pathway leading to the front entrance. To the rear is an enclosed garden bordered by timber fencing, laid mainly to gravel and featuring a decked seating area, with mature trees positioned along the garden borders.



BRUNTON

RESIDENTIAL

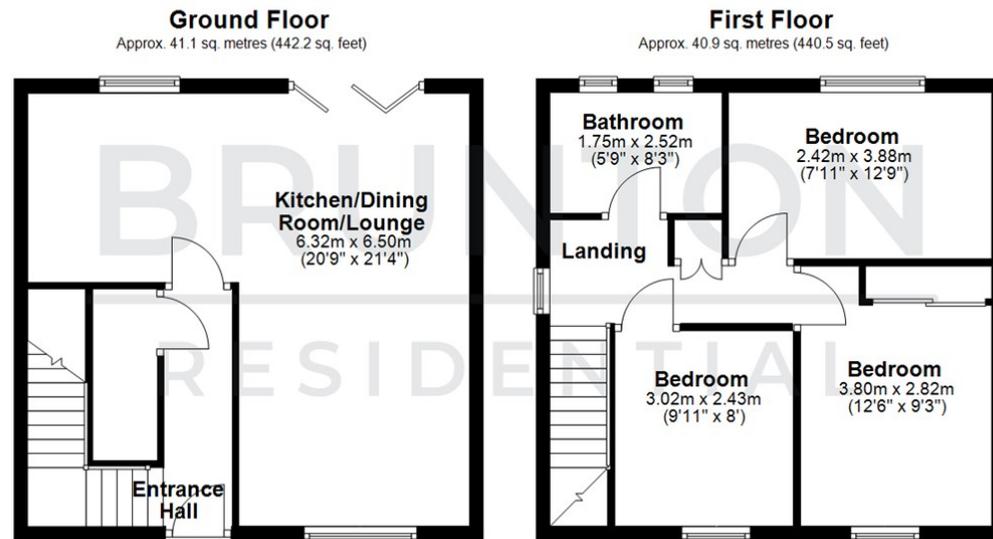
TENURE : Freehold

LOCAL AUTHORITY : North Tyneside

COUNCIL TAX BAND : A

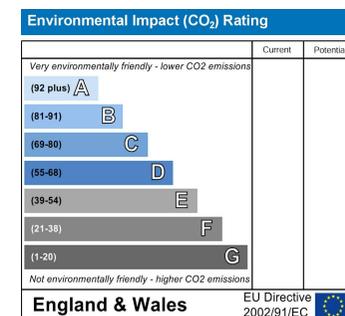
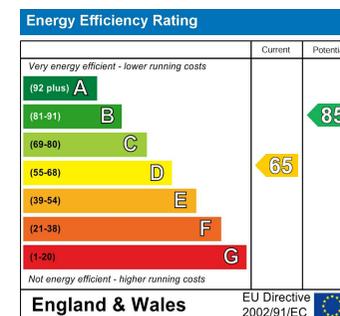
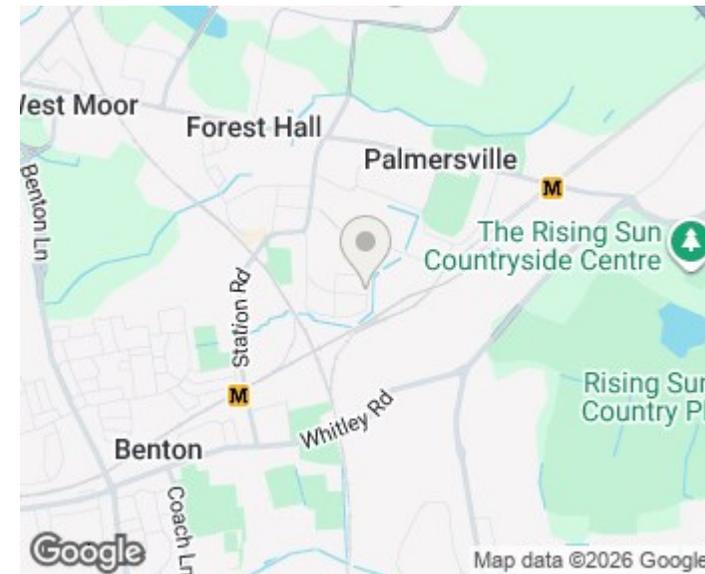
EPC RATING : D

A



Total area: approx. 82.0 sq. metres (882.7 sq. feet)

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



England & Wales

England & Wales