

BRUNTON

RESIDENTIAL



BEAUMONT TERRACE, GOSFORTH, NEWCASTLE UPON TYNE

Asking Price £360,000

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FOUR BEDROOM HOME - FANTASTIC LOCATION - SPACIOUS ACCOMMODATION

Brunton Residential are delighted to offer for sale this terraced home previously two flats now converted to a terraced house. located on Beaumont Terrace in Gosforth. The property is situated within a mile of Gosforth High Street which offers a range of shops, bars, and restaurants.

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Accommodation to the ground floor features an inviting entrance porch that flows seamlessly into a welcoming hallway. Beyond, you'll discover a generously sized front room with a charming bay window. At the hallway's end, a convenient storage cupboard, alongside access to a secondary lounge space. The expansive lounge/diner offers ample storage either side of the chimney breast, while providing easy access to both the yard and the well-appointed kitchen which in turn leads to a separate WC and bathroom.

The first floor comprises of a spacious landing area. Here, four bedrooms offer flexible living options, complemented by a comfortable lounge/diner similar to the downstairs flat. The kitchen and bathroom are easily accessible from this level, with stairs leading down to the backyard.

Externally, a sizable double garage, now transformed into a versatile workshop, welcomes you with French doors opening to the rear yard. Nestled in the heart of Gosforth, Newcastle Upon Tyne, this property is conveniently located just 3 miles north of bustling Newcastle City Centre.



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TENURE : Freehold

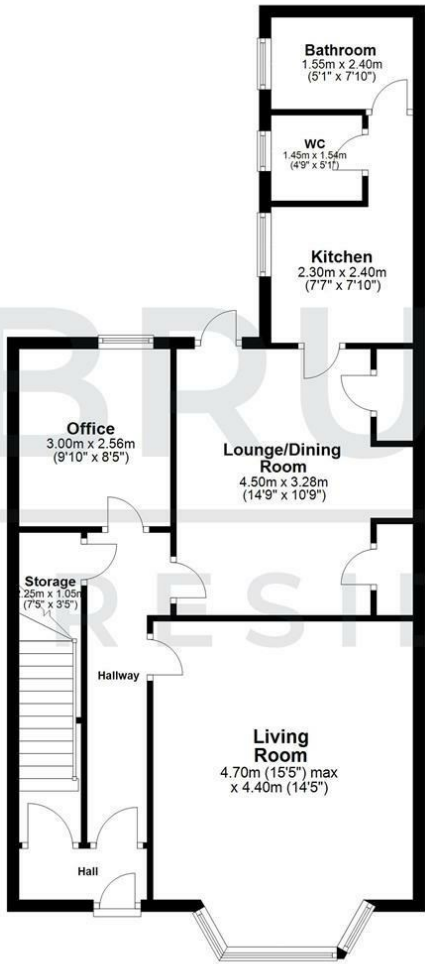
LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : E

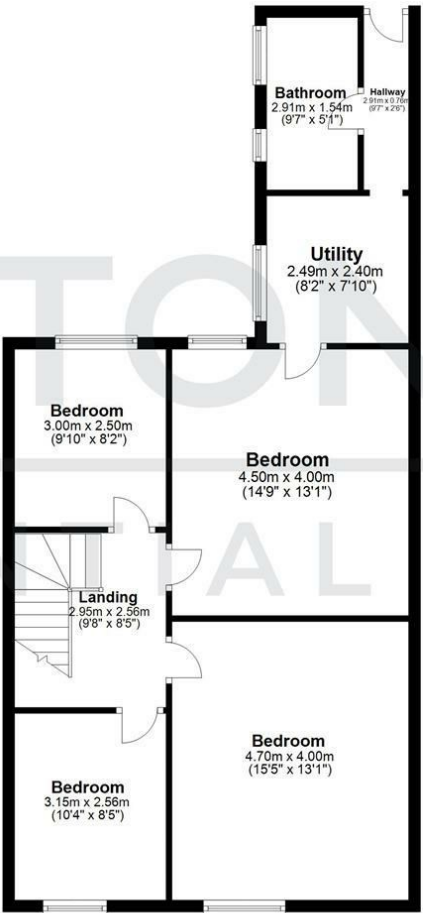
Ground Floor

Approx. 76.8 sq. metres (826.2 sq. feet)

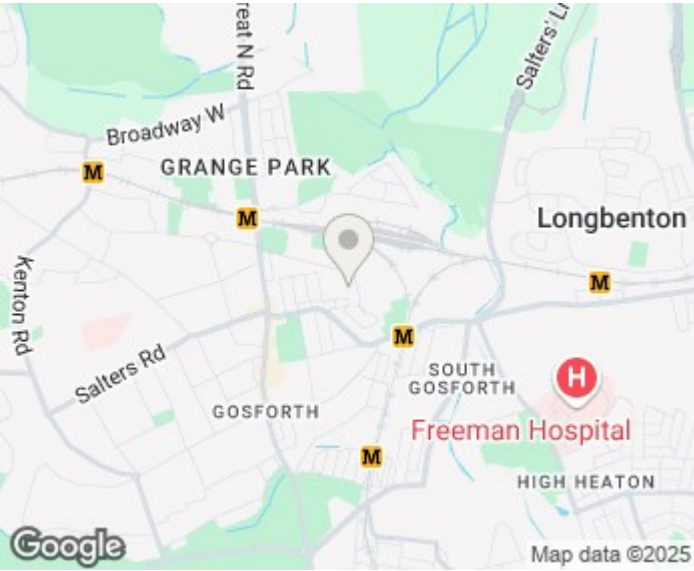


First Floor

Approx. 75.2 sq. metres (809.5 sq. feet)



Total area: approx. 152.0 sq. metres (1635.8 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	74

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	