

# BRUNTON

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## RESIDENTIAL



**BROADWAY WEST, GOSFORTH, NE3**

Offers Over £260,000

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Modern three-bedroom semi-detached home on Broadway West within Gosforth.

This two-storey home has been maintained to a high standard throughout. The ground floor comprises a spacious lounge through to a dedicated dining space, a superb kitchen, a useful utility room, and a convenient ground-floor WC. The first floor hosts three well-proportioned bedrooms, a family bathroom, and a separate WC. Externally, the property benefits from a driveway providing off-street parking and a south-facing rear garden, offering a bright and sunny outdoor space.

Situated in a popular residential area of Newcastle, the property is conveniently located close to local shops, schools, and everyday amenities within the Gosforth area. Excellent transport links provide easy access to Newcastle city centre and surrounding areas.

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The internal accommodation comprises: an entrance hall with a convenient storage cupboard and stairs leading to the first floor. To the right is a spacious lounge with a front-aspect walk-in bay window. Sliding doors from the lounge open into a large dining room, which features French doors leading out to the rear garden.

At the end of the hallway is a modern, well-equipped kitchen with integral appliances and ample floor and wall cabinetry, providing excellent storage and work surface space. The kitchen leads into a useful utility room, which also includes a convenient downstairs WC. The utility room has two access doors, one leading to the front of the property and the other to the rear garden.

Upstairs, the first-floor landing provides access to three well-proportioned bedrooms, a family bathroom comprising a washbasin, bath, and overhead shower, and a separate WC.

Externally, the property benefits from a driveway providing off-street parking. To the rear, there is an enclosed south-facing garden, partially laid to lawn and partially block-paved, offering a versatile and bright outdoor space.



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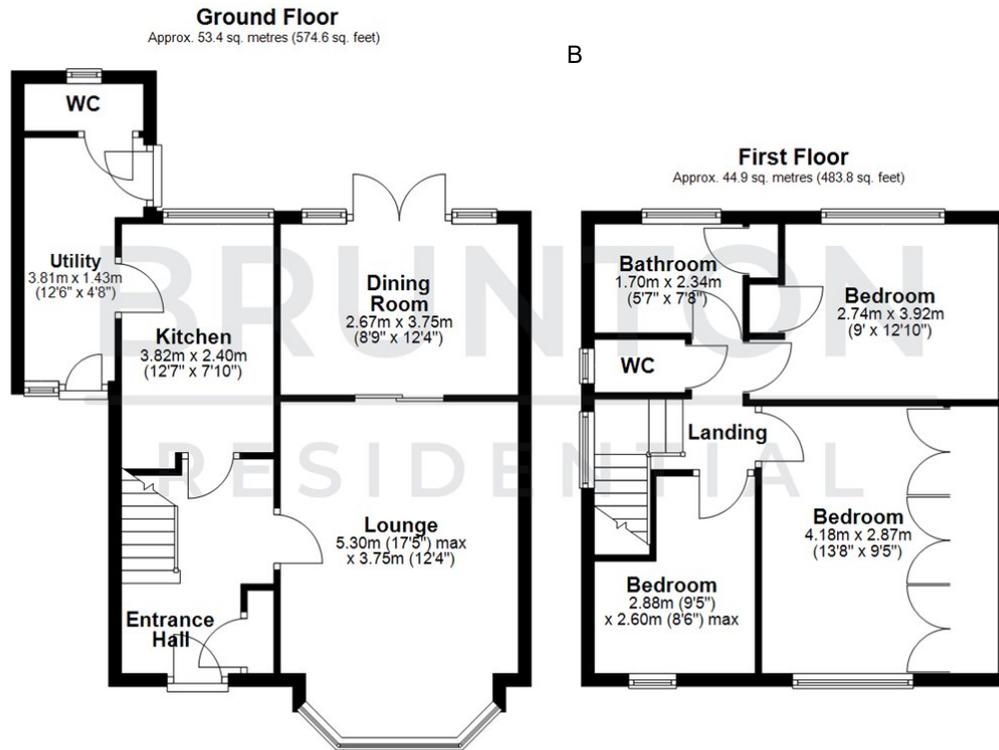
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TENURE : Freehold

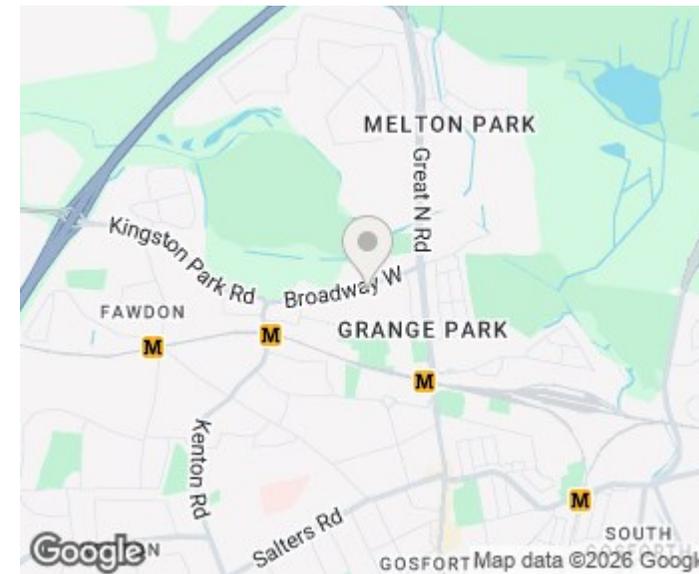
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING :



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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	