

# BRUNTON

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RESIDENTIAL



**CHURCH ROAD, GOSFORTH, NE3**

Offers Over £300,000

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Great Semi Detached Family Home, Priced to Reflect the Required Modernisations. With a super, 23ft Open Plan Dual-Aspect Lounge/Diner, Kitchen/Breakfast Room plus Utility, Three Good Sized Bedrooms, Family Bathroom plus Separate WC, Off Street Parking & Integral Garage, Delightful South-West Backing Rear Garden & Situated in The Heart of Gosforth & Offered with No Onward Chain!

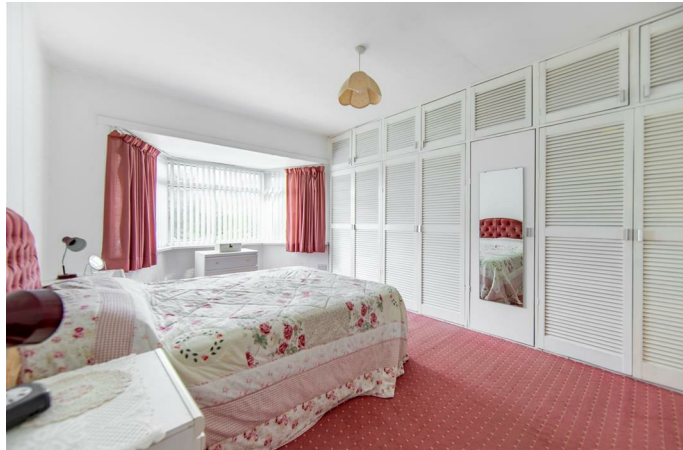
This great, semi-detached family home is ideally located on the desirable Church Road, Gosforth. Church Road, which is tucked just off from Church Avenue and Church Lane, is placed just a stone's throw from South Gosforth Metro Station, offering excellent links into Newcastle City Centre and beyond.

Perfectly placed to offer direct access to the shops and amenities of Gosforth High Street, with its excellent array of shops, cafes, restaurants and transport links. This desirable home also benefits from being within close proximity to outstanding local schooling and is offered to the market with immediate possession available.

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The internal accommodation briefly comprises: Porch that opens into the entrance hall with stairs leading up to the first floor landing and access to the kitchen and lounge/diner.

To the left, the reception room has been opened up to the rear, creating a bright open plan lounge-diner that benefits from natural light front to back. The front section features a walk-in bay window, while the rear section flows directly into the kitchen.

The kitchen/breakfast room is fitted with a range of fitted wall and base units with tiled flooring and a window overlooking the pleasant rear garden. From here, there is access to a utility room, also with tiled flooring, which leads out to the west-facing garden and provides an internal door into the garage.

Upstairs, the first-floor landing gives access to three bedrooms. Two are comfortable doubles: the principal bedroom, positioned at the front, includes a walk-in bay window and fitted wardrobes, while the second overlooks the west-backing rear garden. The third bedroom is a good-sized single, ideal for use as a study, office, or nursery. A shower room with cubicle and a separate WC complete the accommodation on this floor.

Externally, the rear garden features a paved seating area and a large astroturfed lawn, all enclosed by fenced boundaries and enjoying a west-facing aspect. To the front, the property offers off-street parking behind wrought-iron gates, along with access to the integral garage.

Offered with no onward chain, this is an excellent opportunity for the next owners to place their very own stamp in this highly sought after residential location and early viewings are strongly advised!



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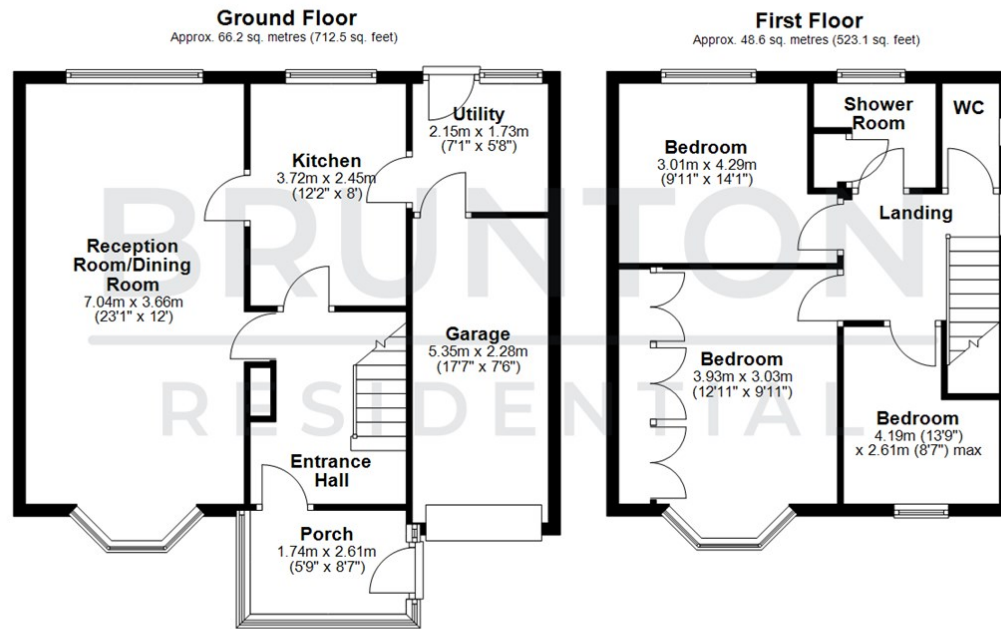
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TENURE : Freehold

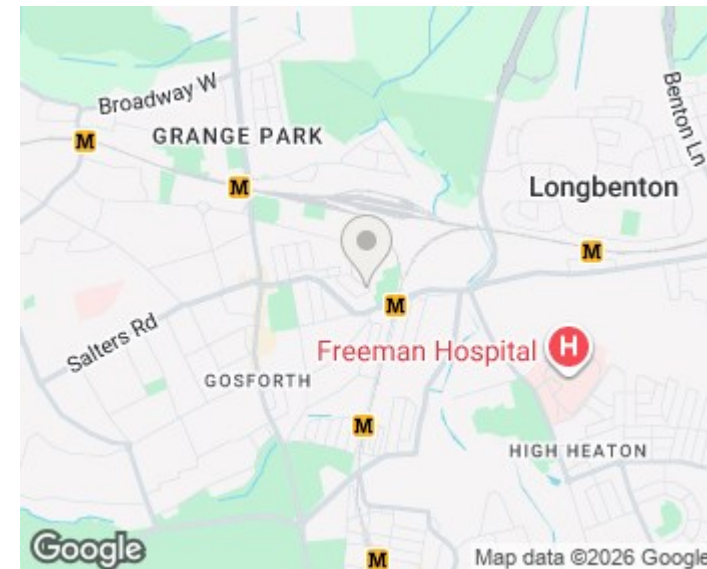
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : D



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>		68	76
(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	