





3



1



2

- **Semi-Detached Home**
- **Three Bedrooms**
- **En Suite Facility**
- **Sought-After Area**
- **Transport Links**
- **Beautifully Presented**
- **Breakfasting Kitchen**
- **Garage & Driveway**
- **Local Facilities**
- **Council Tax Band *D***





** Video Tour on our YouTube Channel | <https://youtu.be/yJG5p6GdF2k>
**

A beautifully presented semi-detached house, positioned in the ever-desirable Brunton Park. Offered for sale with the benefit of no onward chain.

This exceptional home is ideally located in one of Gosforth's most sought-after areas, and benefits from convenient access to a wide range of local amenities. Nearby, you'll find highly regarded schools, diverse shopping options, post office, pharmacy, and excellent leisure facilities. For broader city access, regular bus routes and Metro services provide seamless connections to Newcastle. This combination of peaceful living and practical accessibility makes this home a perfect choice for families and professionals.

The property briefly comprises to the ground floor: - entrance hallway, generous lounge-diner with feature fireplace, bay window and French doors opening onto the rear garden, and a well-appointed breakfasting kitchen with top and floor units, and patio doors that provide further garden access. Off the landing to the first floor, you are presented with three bedrooms- the main one benefitting from an ensuite facility, and a modern family bathroom WC with a shower over the bath.

Externally to the front, there is a driveway providing off-street parking and an attached garage with internal access. To the rear, you can find a lovely garden with lawn and patio areas - ideal for entertainment and alfresco dining during the long summer days.

This home must be viewed to appreciate the accommodation on offer. For more information and to book a viewing, please, call 091 236 2070.

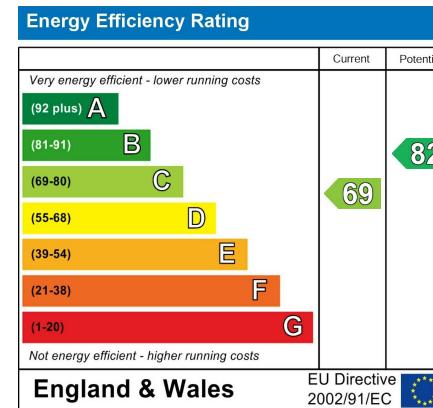
Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

Council Tax band *D*.



Lounge 13'0" x 13'8" (3.97 x 4.19)
 Dining Area 9'8" x 13'8" (2.97 x 4.19)
 Kitchen 18'3" x 11'3" (5.58 x 3.43)
 Bedroom One 17'0" x 8'0" (5.20 x 2.45)
 Bedroom Two 12'5" x 13'5" (3.80 x 4.11)
 Bedroom Three 12'0" x 9'8" (3.68 x 2.95)



The difference between house and home

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