







4



3



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- Sought After Location
- Four Bedrooms
- Close To Amenities
- Council Tax band \*D\*
- Viewing Recommended
- Semi Detached Home
- Three Reception Rooms
- Garage and Driveway
- Freehold
- Call For More Information







Located on the much sought after Brunton Park in Gosforth, this spacious, four-bedroom 1930's semi-detached family home is now available. Offered for sale with the benefit of no upper chain.

The location is close to a wealth of local amenities including well regarded schools, shops, post office, pharmacy and leisure facilities with further amenities offered in Gosforth and Newcastle via regular public transport links and the A1 motorway.

The property is in need of some updating and briefly comprises to the ground floor: - entrance porch, hallway, spacious dining room with bay window, bright and airy lounge with sliding doors to the rear, garden room and a good-sized kitchen with fitted units and access to the rear garden. To the first floor there are four bedrooms, the main with a bay window and there is a family bathroom and separate with storage and separate w.c. The property further benefits from gas central heating and double glazing.

Externally there is a garden to the front and a driveway leading to the attached garage. There is also a beautiful garden to the rear with a patio, lawn, and well stocked borders. An ideal space to relax in the warmer months.

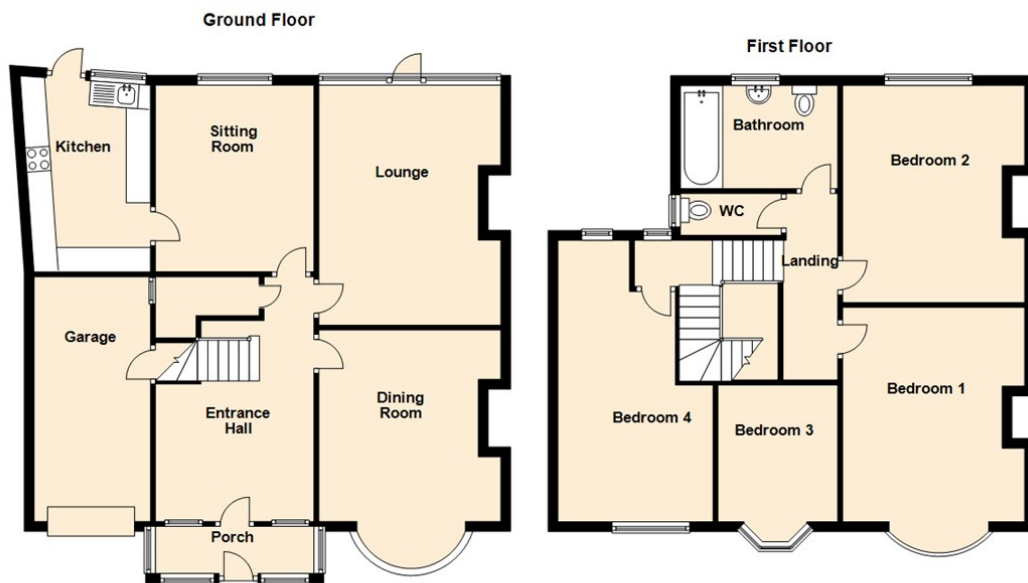
For more information and to book your viewing please call our Gosforth branch on 0191 236 2070.

#### Tenure

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

Council Tax band \*D\*





Lounge 12'3" x 16'10" (3.74 x 5.14)

Kitchen 8'2" x 13'10" (2.51 x 4.23)

Dining Room 12'9" x 16'4" (3.91 x 4.99)

Sitting Room 12'7" x 9'10" (3.84 x 3.01 )

Bedroom One 10'5" x 16'6" (3.20 x 5.03)

Bedroom Two 12'11" x 10'7" (3.96 x 3.23)

Bedroom Three 8'0" x 10'2" (2.46 x 3.12)

Bedroom Four 15'1" x 8'11" (4.61 x 2.73)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>69</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	

## The difference between house and home

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