





4 1 1

- Extended Semi Detached
- Four Bedrooms
- Ground Floor WC
- Play Room
- Open Plan Living
- Sought After Location
- Off Street Parking
- MUST BE VIEWED
- Freehold
- Council Tax Band D





** Video Tour on our YouTube Channel | <https://youtu.be/27ZZJK7Ss8s> **

FOUR BEDROOMS | SEMI DETACHED | NO ONWARD CHAIN

Located on the sought after Greenfield Road on the ever desirable Brunton Park in Gosforth, this extended four bedroom 1950's style semi-detached family home with off-street parking, play room and ground floor WC

The property benefits from a wealth of local amenities on its doorstep 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.

Internally the property briefly comprises to the ground floor:- porch, entrance hallway with storage, recently reconfigured open plan living area including lounge, dining and kitchen spaces with log burner, sliding doors onto the rear garden and breakfasting bar. From the kitchen, in what was once the garage space, is the play room with further garden access through sliding doors, ground floor WC and store.

Off the landing to the first floor there are four generous bedrooms, the extended bedroom has a office space to the rear that can easily be converted into an en suite with plumbing already in place. There is also the family three piece bathroom with shower over the bath.

Externally to the front, there is a block paved driveway offering off-street parking leading to an attached garage and lawned garden To the rear there is a generous garden with a patio area ideal for entertaining during those warm summer nights.

Viewing is an absolute must. For more information and to book your viewing please call our Gosforth office 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*.



Ground Floor



First Floor



Lounge 13'5" x 12'2" (4.11 x 3.72)

Breakfasting Kitchen 20'2" x 8'5" (6.16 x 2.58)

Play Room 11'11" x 7'10" (3.64 x 2.40)

Bedroom One 12'4" x 10'10" (3.76 x 3.31)

Bedroom Two 12'4" x 9'9" (3.76 x 2.98)

Bedroom Three 8'8" x 7'10" (2.65 x 2.39)

Bedroom Four 13'3" x 7'10" (4.06 x 2.40)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The difference between house and home

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