





- Larger 1950's Style Property
 - Semi Detached
 - Conservatory
 - Sought After Location
 - Newly Fitted Carpets
 - Extended To Rear
 - Ground Floor WC
 - Garage & Off Street Parking
 - Council Tax band*D*
 - Freehold
- Throughout





**** Video Tour on our YouTube Channel | <https://youtu.be/2zyb3m5YAqA> ****

THREE BEDROOMS | EXTENDED SEMI DETACHED | NO ONWARD CHAIN

Located on the sought after Davenport Drive on the ever desirable Brunton Park in Gosforth, this extended three bedroom semi-detached family home with off-street parking, garage, and substantial garden will appeal to a variety of buyers.

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, 29ft lounge diner with views French doors onto the garden, kitchen with fitted units and integrated oven/hob and under stair store, Family room leading to the conservatory with ground floor WC.

To the first floor there are three good-sized bedrooms; the main with bay window, and there is also a 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. 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*



Lounge 13'1" x 16'4" (4.00 x 5.00)

Dining Room 11'1" x 11'8" (3.39 x 3.56)

Kitchen 8'4" x 11'10" (2.55 x 3.61)

Family Room 14'3" x 12'4" (4.36 x 3.78)

Conservatory 15'9" x 12'1" (4.81 x 3.70)

Bedroom One 10'10" x 13'1" (3.31 x 4.00)

Bedroom Two 10'10" x 12'3" (3.31 x 3.74)

Bedroom Three 9'0" x 8'0" (2.75 x 2.44)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(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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