





- Lager 1930's Semi Detached
- No Onward Chain
- Original Panelling
- Ground Floor WC
- Utility Space
- West Facing Rear Garden
- Garage & Driveway
- Four Piece Bathroom
- Freehold
- Council Tax Band *D*





** Video Tour on our YouTube Channel |
<https://youtu.be/OMK1IkNjOmY> **

LARGER 1930's STYLE SEMI DETACHED | NO ONWARD CHAIN |
THREE BEDROOMS

Jan Forster Estates are delighted to welcome to the market this 1930's semi detached family home located on the ever desirable Brunton Park in Gosforth, with the benefit of no onward chain.

The property 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 briefly comprises to the ground floor:- grand panelled entrance hall with under stair storage, dining room with walk-in bay window, lounge with door to the patio and rear garden and there is a fitted breakfasting kitchen with access to the utility space, garage and ground floor WC.

To the first floor there are three generous bedrooms; the main with a bay window and there is a substantial four piece family bathroom with stand alone shower. Further benefits include double glazing and gas central heating

Externally there is a well stocked West-facing rear garden to the rear and a driveway to the front leading to the garage.

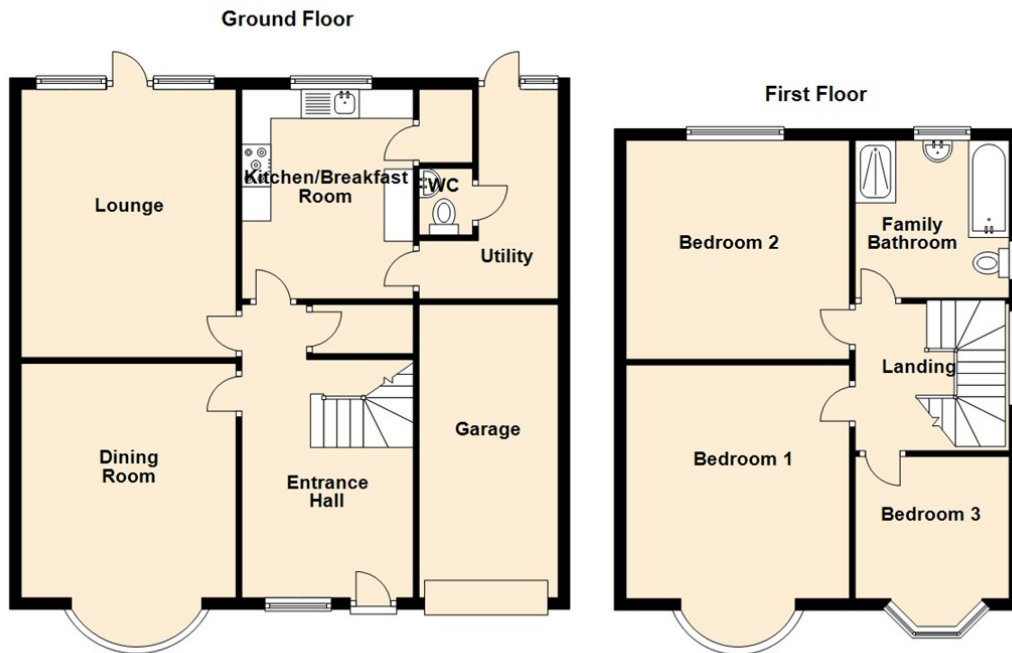
A beautiful period family home that must be viewed to appreciate the standard of accommodation on offer.

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" (3.75 x 5.15)
- Dining Room 12'3" x 16'5" (3.75 x 5.01)
- Breakfasting Kitchen 9'11" x 12'2" (3.04 x 3.73)
- Bedroom One 16'4" x 12'5" (5.00 x 3.80)
- Bedroom Two 13'7" x 12'4" (4.16 x 3.78)
- Bedroom Three 9'10" x 8'2" (3.02 x 2.49)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	63	
(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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