





- **Extended Bungalow**
- **Reconfigured Layout**
- **Four Piece Bathroom**
- **Two Double Bedrooms**
- **Council Tax Band \*D\***
- **Semi Detached**
- **South Facing Rear Garden**
- **Off Street Parking**
- **Freehold**
- **Call For More Information**





\*\* Video Tour on our YouTube Channel | <https://youtu.be/J-7ctAYllyw> \*\*

## EXTENDED BUNGALOW | TWO DOUBLE BEDROOM | SEMI-DETACHED

Situated on South Bend within the highly sought after Brunton Park in Gosforth, Jan Forster Estates have the pleasure of welcoming to the market this reconfigured and extended semi detached bungalow, with two double bedrooms and stunning South facing rear garden.

The area itself benefits from 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.

Briefly comprising:- spacious entrance hall, bright and airy lounge with feature bay window, two generous bedrooms; the main with built-in wardrobes, a four piece family bathroom WC with stand alone shower and the extended open plan kitchen diner with floor and wall units along with access to the rear garden.

Externally there is a low maintenance front garden with a block paved driveway offering off-street parking for multiple vehicles and to the rear, there is a South facing rear garden with patio areas, ideal for entertaining during those warm summer nights.

For more information or to book a viewing please call out 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\*



## Ground Floor



## The difference between house and home


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Lounge 11'8" x 18'0" (3.58 x 5.50)

Kitchen Dining Room 12'9" x 20'8" (3.90 x 6.30)

Bedroom One 14'10" x 11'10" (4.53 x 3.62)

Bedroom Two 10'9" x 8'9" (3.28 x 2.68)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680



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