





- Popular Location
- Four Bedrooms
- Close To Amenities
- Double Glazing
- Viewing Rcommended
- Extended Family Home
- Conservatory
- Gas Central Heating
- Council Tax Band *C*
- Call For More Information





This spacious, four-bedroom semi-detached house with GARAGE and OFF-STREET PARKING is offered for sale in the popular Brunswick Green.

The family home is positioned within easy access to local amenities such as shops, services, parks, and schools. Local bus links are also within proximity providing an easy commute to Gosforth, Newcastle city centre and surrounding areas.

Internally the property briefly comprises to the ground floor: - entrance hallway, spacious open plan lounge dining room with French doors to the sunny conservatory, kitchen with fitted units, integrated oven and hob, breakfast bar and a snug/office area leading to the rear garden. To the first floor there are four bedrooms, one with an en suite and there is also a modern family bathroom WC.

Externally there is an easy to maintain garden to the front along with a driveway leading to the integral garage. There is also a charming garden to the rear with a patio area, lawn, and summer house. An ideal space to relax in the warmer months.

For more information and to arrange a 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 *C*.





Living Room 13'3" x 13'2" (4.05 x 4.03)

Dining Area 15'0" x 9'10" (4.59 x 3.02)

Kitchen 15'1" x 9'10" (4.61 x 3.01)

Snug 13'10" x 7'0" (4.22 x 2.14)

Main Bedroom 10'7" x 10'4" (3.23 x 3.17)

Bedroom Two 8'9" x 11'0" (2.67 x 3.37)

Bedroom Three 7'3" x 9'0" (2.23 x 2.76)

Bedroom Four 16'7" x 7'4" (5.07 x 2.25)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(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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