







3 2 1

- Sought After Location
- No Onward Chain
- Gas Central Heating
- Handy For Local Shops
- Council Tax Band \*D\*
- Three Bedrooms
- Family Home
- Central Position
- Leasehold
- Call For More Information







This delightful, three-bedroom, semi-detached house is nestled in the sought after Princes Road, in Brunton Park. Offered for sale with the benefit of no onward chain.

The location benefits from a wealth of 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.

Internally the property briefly comprises to the ground floor: - entrance hallway, bright and airy lounge, dining room with sliding doors leading to the spacious conservatory, and a kitchen with wall and floor units. To the first floor there are three bedrooms, the main and second bedroom with fitted wardrobes and there is a family shower room and WC. Further benefits include gas central heating, via a recently installed boiler, double glazing and a large fully boarded loft with hatch and ladder access.

Externally there is a block paved driveway to the front leading to the integral garage, which has been extended to the rear and has a WC. There is also a well maintained Westerly-facing rear garden with a sizeable lawn and a well stocked rear border. A perfect space to relax in the warmer months.

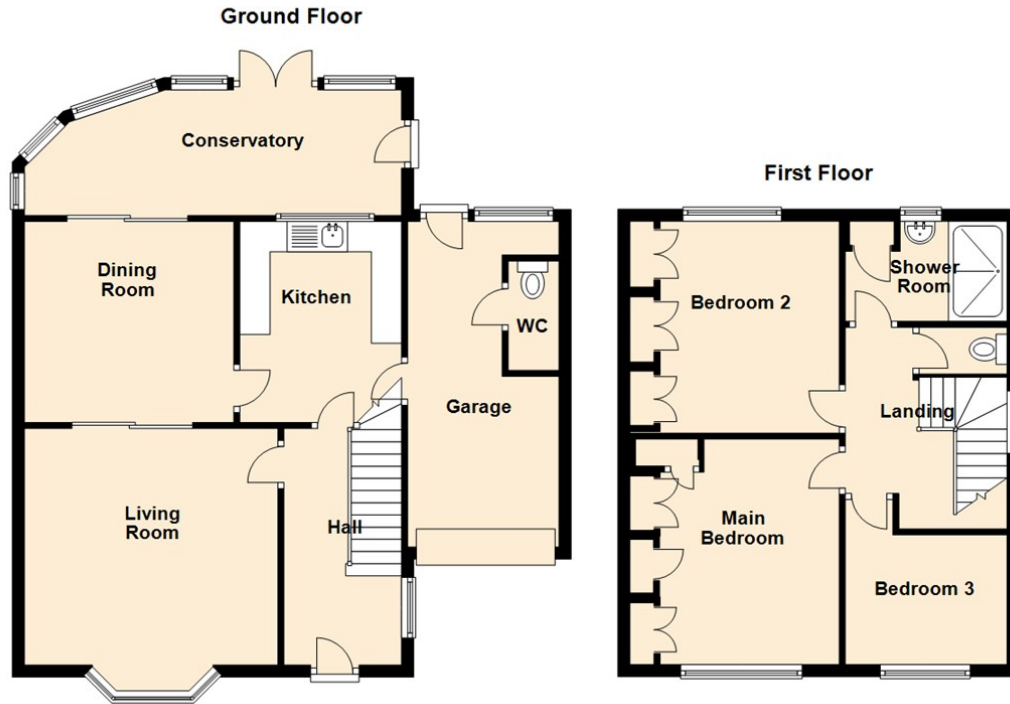
Don't miss out on the opportunity to make this charming semi-detached house your new home. For more information please call our Gosforth branch on 0191 236 2070.

#### Tenure

The agent understands the property to be leasehold. However, this should be confirmed with a licensed legal representative.

Council Tax Band \*D\*.





Living Room 12'10" x 13'9" (3.92 x 4.20)  
 Dining Room 10'11" x 11'4" (3.33 x 3.47)  
 Kitchen 10'11" x 8'9" (3.33 x 2.68)  
 Main Bedroom 12'3" x 11'4" (3.74 x 3.47)  
 Bedroom Two 11'6" x 11'4" (3.51 x 3.47)  
 Bedroom Three 6'6" x 8'9" (2.00 x 2.68)

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

## The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



[www.janforsterestates.com](http://www.janforsterestates.com)

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

