







- Sought After Location
- Three Storey Home
- Balcony
- Two Bathrooms
- Study Room
- Off Street Parking
- Close To Amenities
- Viewing Recommended
- Call for More Information
- Matterport 360° Tour Available







\*\* Matterport 360° tour | <https://my.matterport.com/show/?m=Ds95adeSyES> \*\*

Located on the ever-desirable Brunton Park in Gosforth, this sizeable three-bedroom townhouse will appeal to the growing family.

The location 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.

Internally the property briefly comprises to the ground floor: - entrance hallway with a WC and storage, utility room and a handy study. To the first floor there is a large storage cupboard on the landing, a bright and airy lounge featuring polished wood flooring and sliding doors opening to the balcony and a kitchen dining room with modern fitted high-gloss units, integrated oven and hob and a breakfast bar. To the second floor there are three bedrooms, the main with an en suite and there is also a family bathroom WC with shower over the L-shaped bath. The property further benefits from gas central heating and double glazing.



Externally there is a block paved driveway to the front leading to storage space with a garage door, along with a lawned garden to the side and an easy to maintain garden to the rear with decked area.

A great family home that must be viewed to appreciate the potential on offer. Please call our Gosforth team on 0191 236 2070 for more information.

#### Tenure

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

Council Tax band \*D\*.



- Lounge 12'0" x 16'0" (3.66 x 4.88)
- Dining Kitchen 12'7" x 15'10" (3.84 x 4.85)
- Utility Room 7'2" x 7'11" (2.19 x 2.42)
- Study 18'9" x 8'2" (5.73 x 2.49)
- Bedroom One 10'2" x 10'1" (3.12 x 3.09)
- Bedroom Two 12'7" x 9'3" (3.85 x 2.84)
- Bedroom Three 12'6" x 6'5" (3.83 x 1.96)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>70</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	

## The difference between house and home

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