





- Popular Location
- Three Bedrooms
- Garage and Driveway
- Freehold
- Viewing Recommended
- Semi-Detached Home
- Two Reception Rooms
- Close to Amenities
- Council Tax Band \*C\*
- Call For More Information





This charming, three-bedroom semi-detached property is positioned in a popular location in Wideopen.

Barrasford Drive is a sought-after location in the heart of the ever-popular Woodlands Park, North of Gosforth. The property is well-placed for local amenities, including shops, schools, and parks, with further amenities being easily accessible in Gosforth and Newcastle city centre via regular bus routes and the A1 Motorway.

Briefly comprising to the ground floor: - entrance hallway, spacious lounge with bay window and double doors to the dining room, there is also a modern breakfast kitchen with patio doors to the rear garden and a ground floor wc To the first floor there are three good sized bedrooms and a family bathroom/wc with four-piece suite. The property further benefits from gas central heating and double glazing.

Externally there is a paved driveway to the front leading to the attached garage. There is also an easy to maintain garden to the rear.

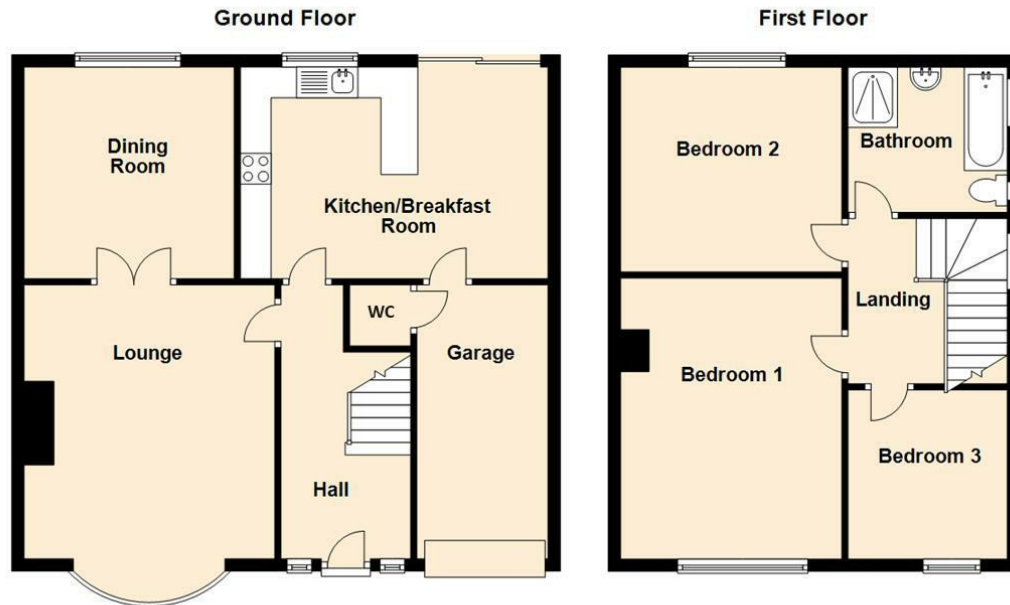
For more information and to book a viewing please call our Gosforth branch on 0191 236 2070.

#### Tenure

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

Council Tax Band \*C\*.





- Lounge 14'7" x 13'5" (4.46 x 4.09)
- Dining Room 11'3" x 11'2" (3.45 x 3.42)
- Kitchen/Breakfast Room 11'3" x 16'5" (3.45 x 5.01)
- Bedroom One 14'11" x 11'9" (4.57 x 3.60)
- Bedroom Two 10'11" x 11'9" (3.34 x 3.60)
- Bedroom Three 9'0" x 8'5" (2.75 x 2.59)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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

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