







2



1



1

- Sought After Location
- Two Double Bedrooms
- Utility Room
- Off Street Parking
- Viewing Recommended
- Semi-Detached Bungalow
- Conservatory
- Close To Amenities
- Council tTax Band \*C\*
- Call For More Information







Jan Forster welcome to the market this charming, two- bedroom, semi-detached bungalow. Situated within the heart of Brunton Park, close to local amenities and transport links and within easy reach of Gosforth High Street and Newcastle City Centre.

Internally the property briefly comprises: - entrance hallway, spacious lounge/dining room with bay window, generous kitchen dining room with wall and floor units providing ample storage along with access to a handy utility room, two double bedrooms, the main with fitted wardrobes and access to a sunny conservatory, and there is also a bathroom/w.c. The property benefits from gas central heating and double glazing.

Externally there are easy to maintain gardens to the front and rear along with a with driveway leading to the attached garage currently being used as a utility area.

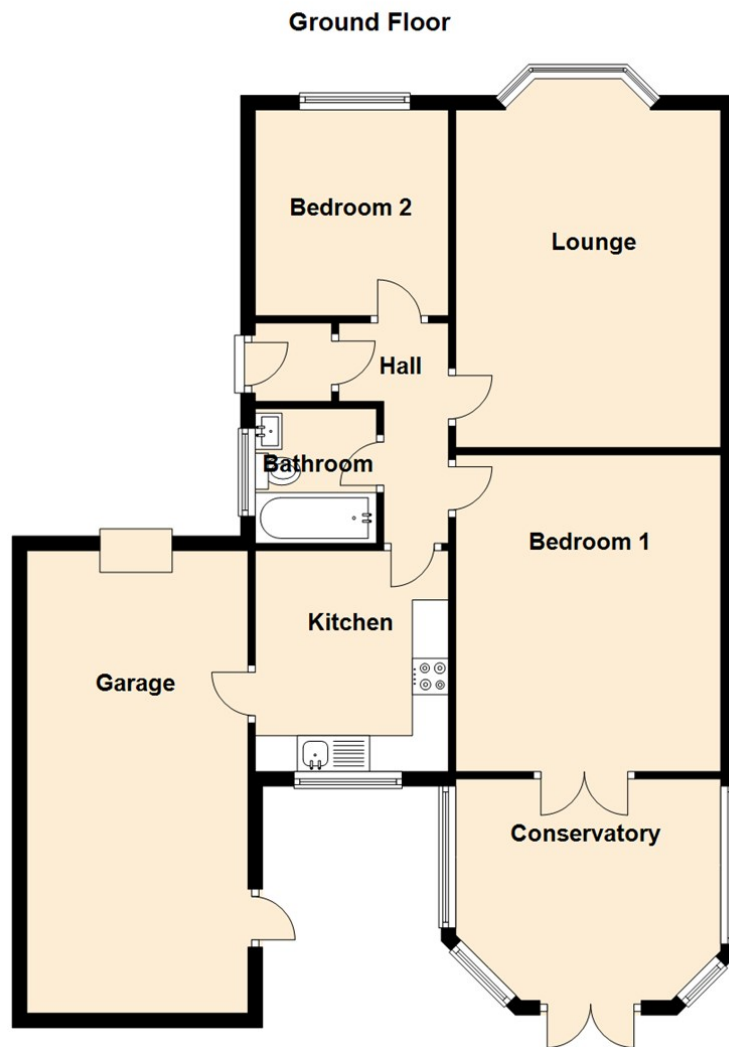
Early viewings come highly recommended, and we anticipate a high level of viewings on this fantastic home. To book yours or for more information please call our sales team on 0191 236 2070.

#### Tenure

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

Council Tax Band \*C\*






Lounge 15'3" x 12'0" (4.67 x 3.66)

Kitchen 11'1" x 10'4" (3.38 x 3.17)

Bedroom One 14'2" x 10'0" (4.32 x 3.06)

Bedroom Two 10'5" x 8'9" (3.19 x 2.69)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

## The difference between house and home

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