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## Polwarth Road

Newcastle Upon Tyne, NE3 5ND

THREE BEDROOM - SOUGHT AFTER LOCATION - SEMI-DETACHED

Brunton Residential are delighted to present this spacious three-bedroom semi-detached home situated on Brunton Park. Nestled in the highly sought-after Gosforth area, this fantastic property boasts expansive open living spaces, making it a must-see. Conveniently located near local amenities and just 1.3 miles from Gosforth High Street, this home offers both comfort and accessibility.

**Offers Over £400,000**

# 15 Polwarth Road

Newcastle Upon Tyne, NE3 5ND



Accommodation briefly comprises an entrance porch and hallway with a staircase leading to the first floor. The sizable lounge features a front-facing window, while the kitchen provides an impressive and spacious area for entertaining. This kitchen is equipped with a variety of wall and floor units, coordinated surfaces, and some built-in appliances. Adjacent to the kitchen is a generous utility space with a separate WC and access to the integral garage. Additionally, there is a conservatory at the rear of the property, currently utilised as an extra lounge space.

Moving to the first floor, a landing area leads to a spacious master suite with ample wardrobe space and a small balcony. Two more bedrooms and a family bathroom with a separate WC complete the upper level.

Externally, the front of the property features a lawned garden, a pathway leading to the entrance, and a double driveway for off-street parking with garage access. The rear of the property boasts a spacious garden primarily laid to lawn, enclosed by fencing.

## ON THE GROUND FLOOR

Porch

Hallway

Lounge

16'2" x 13'0" (4.93m x 3.95m)

Kitchen/Dining Room

18'7" x 19'11" (5.67m x 6.07m)

Utility Room

16'11" x 6'0" (5.15m x 1.84m)

WC

Conservatory

## ON THE FIRST FLOOR

Bedroom

11'2" x 8'4" (3.41m x 2.54m)

Balcony

5'7" x 12'6" (1.71m x 3.81m)

Bathroom

Bedroom

11'11" x 12'6" (3.64m x 3.81m)

Bedroom

19'2" x 13'1" (5.83m x 3.99m)

Disclaimer

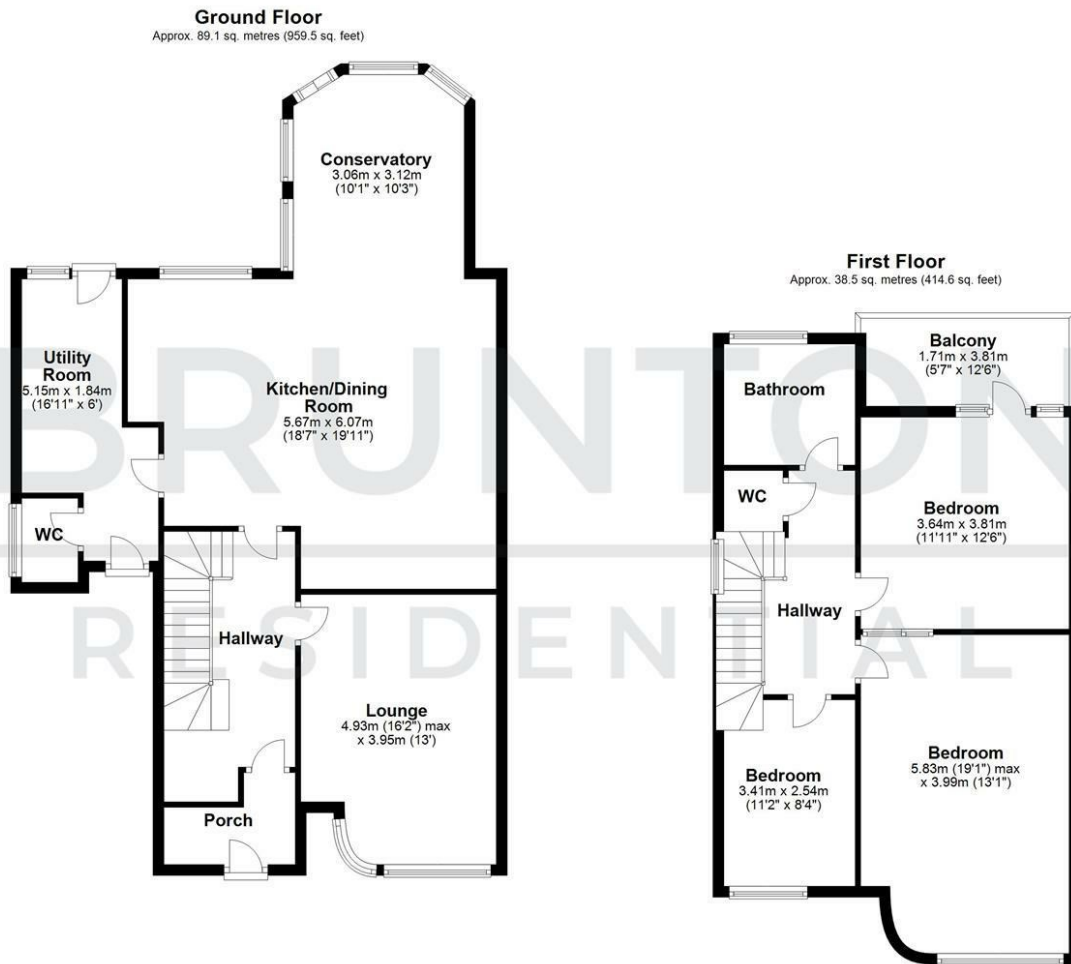


- BRUNTON PARK
- 360 VIRTUAL TOUR
- GOSFORTH
- THREE BEDROOM
- POLWARTH ROAD
- SEMI-DETACHED
- GARAGE
- STUNNING KITCHEN





# Floor Plan



Total area: approx. 127.7 sq. metres (1374.1 sq. feet)

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(02 plus) <b>A</b>			(02 plus) <b>A</b>
(81-81) <b>B</b>			(81-81) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC