

# BRUNTON

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RESIDENTIAL



**POLWARTH ROAD, NEWCASTLE UPON TYNE**

Offers Over £375,000



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### 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.



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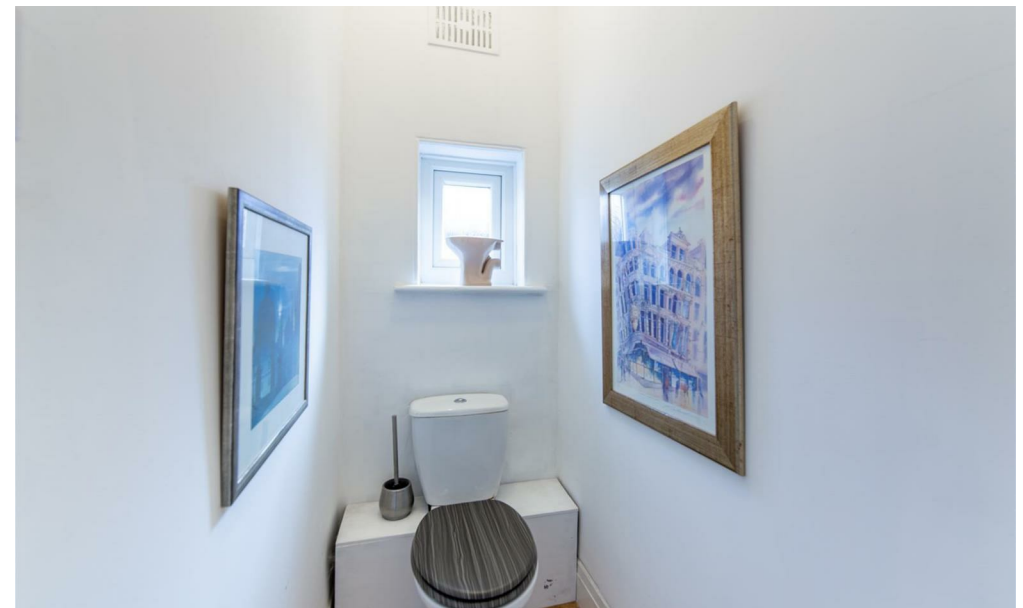
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Accommodation briefly comprises an entrance porch and hallway with a staircase leading to the first floor. The sizable lounge features a front-facing window, while the kitchen provides an impressive and spacious area for entertaining. This kitchen 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.





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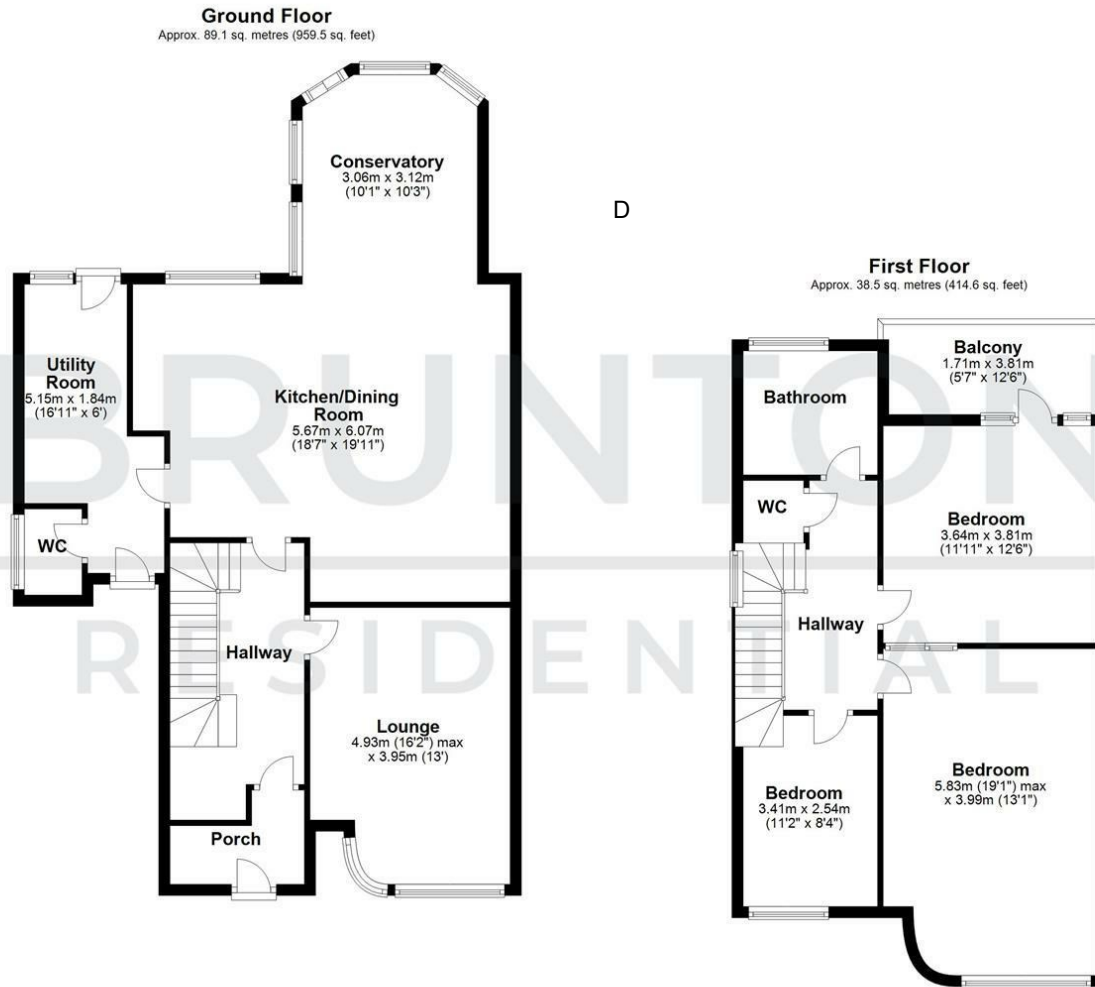
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : D

EPC RATING :

SERVICES :



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

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



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			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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