

BRUNTON

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NEWLANDS AVENUE, MELTON PARK, NE3

Offers Over £400,000

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EVER-DESIRABLE LOCATION - NO ONWARD CHAIN - EXCELLENT TRANSPORT LINKS
Brunton Residential are delighted to offer to the market this three-bedroom, semi-detached house, with a garage and excellent south-facing garden. The fantastic family home is located on Newlands Avenue in the ever-desirable Melton Park, provides easy access to the schools and amenities of central Gosforth, as well as transport links on the Great North Road and the A1. The property is also presented with no onward chain.

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Accommodation briefly comprises of; entrance porch which leads to a hallway with store and access to; spacious lounge with feature fire place and bay window to the front with access to a dining room which in turn leads to a bright sun room overlooking the rear garden. The kitchen offers a range of wall and floor units with coordinated work surfaces and some fitted appliances and provides access to a utility room and the garage. The first floor consists of a master bedroom with fitted wardrobes and bay window to the front, bedroom two is a large double with space for a bed and furniture, bedroom three which would make an excellent nursery or home office and a family bathroom and separate WC.

Externally, the property occupies an excellent plot on Newlands Avenue with a mature garden to the front, block-paved driveway providing off-street parking for two vehicles and access to the garage. To the rear, is a superb, south-facing garden laid to lawn with patio, mature shrubs and trees and fenced boundaries. The property is also only a short walk to bridleways and woodland.



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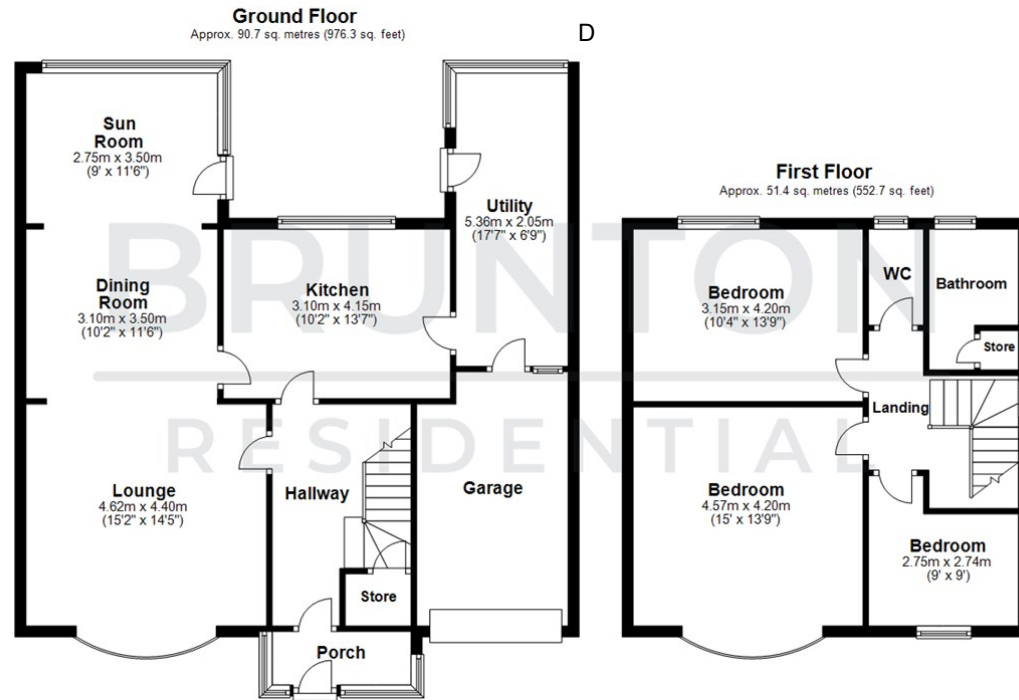
TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : D

EPC RATING : D

SERVICES :



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) A			
(81-91) B			
(69-80) C			
(55-68) D		64	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	