

**BRUNTON**  
RESIDENTIAL



**CHELTENHAM CLOSE, NORTH GOSFORTH, NE13**

**£200,000**

# BRUNTON

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## RESIDENTIAL





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**EXCELLENT LOCATION - THREE BEDROOMS - SPACIOUS LIVING - OFF-ROAD PARKING**

Brunton Residential are delighted to offer this excellent semi-detached home located on Cheltenham Close in the ever-popular North Gosforth estate. This home offers spacious living with a private garden area to the rear and off-road parking.



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Accommodation briefly comprises; entrance hallway with stairs leading to the first floor, access to WC, kitchen and full-width living room with French doors to the private rear garden. The kitchen is stylish with a range of fitted floor and wall units, fitted appliances and coordinated work surfaces.

To the first floor; there is the main bedroom with ensuite shower room and a further two bedrooms and a modern family bathroom.

Externally, there is a small town garden to the front with pathway access to the property while to the rear lies a garden with a mix of paved, grass and decked areas and fenced boundaries. The property also benefits from an off-street parking space.



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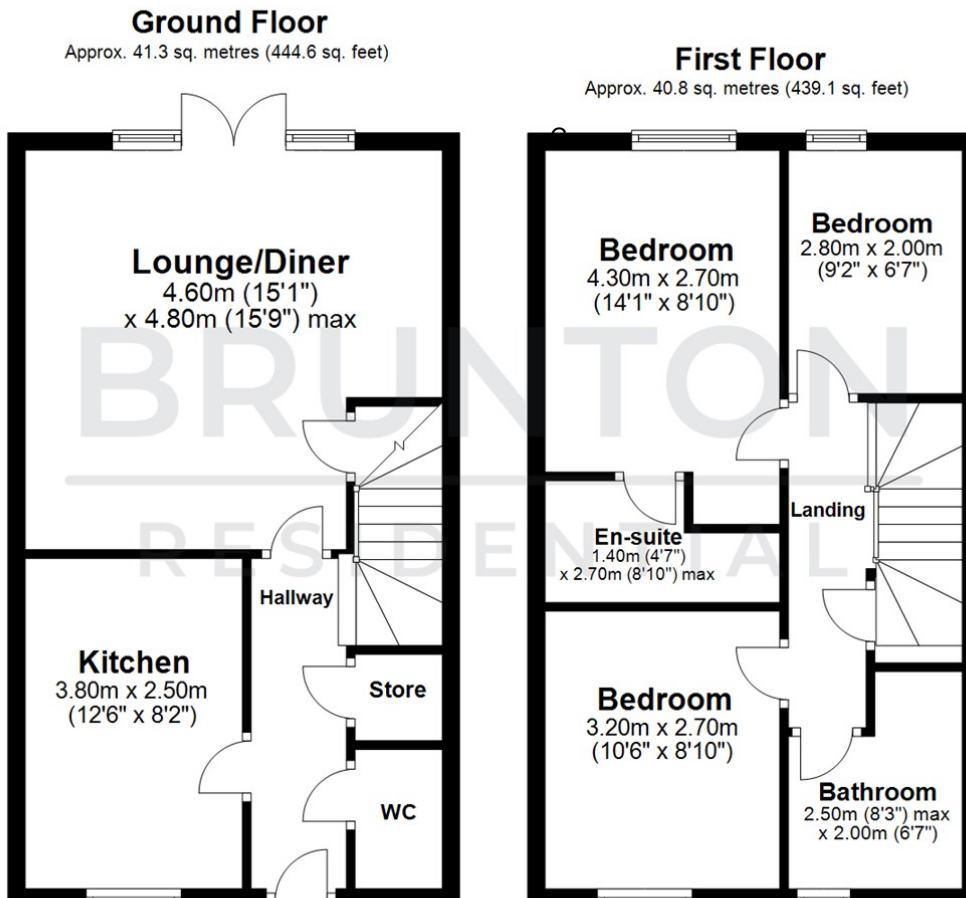
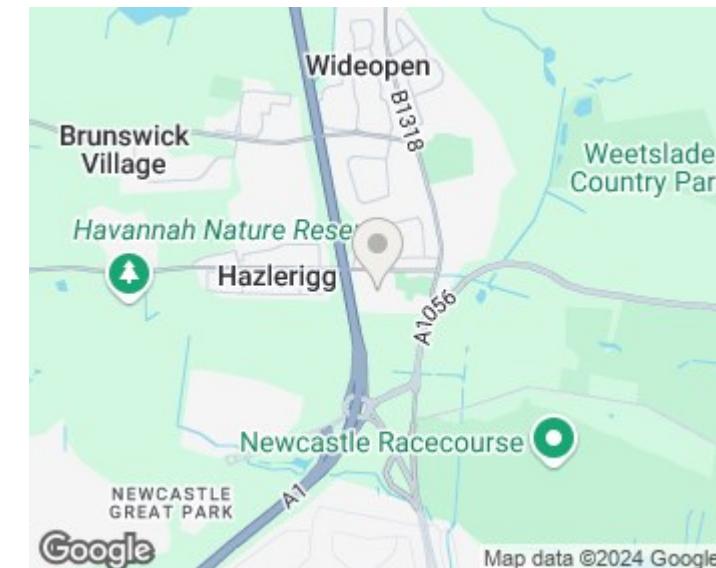
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : B

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		96
(92 plus) A	84	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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