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JULIAN ROAD, GATESHEAD NE10

Offers Over £290,000

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FANTASTIC SEMI-DETACHED FAMILY HOME – SUBSTANTIAL EXTENDED KITCHEN/DINING & FAMILY SPACE - THREE RECEPTION ROOMS - THREE BEDROOMS – BATHROOM & GROUND FLOOR SHOWER ROOM - DESIRABLE CORNER PLOT

Brunton Residential are delighted to offer for sale this outstanding three-bedroom, semi-detached family home which is ideally located on Julian Road, Gateshead.

This well presented property is situated on a generous corner plot and enjoys the use of a converted garage, which provides ample space and storage for all the family.

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The accommodation briefly comprises : Entrance hallway with the downstairs bathroom and WC to the right and under-stairs storage. The hallway then leads into a lounge and separate family room with office. The lounge is a cosy space, with a large bay window allowing the natural light, with a feature fireplace.

Through double doors, you enter the large room (currently used as an office and a second reception room). This is a versatile space between the lounge and the kitchen that could be utilised for lots of different things.

The kitchen/dining room is a generous-sized room that includes coordinated wall and floor units with ample storage and surface space as well as space for appliances. The island provides more seating space alongside the corner of the kitchen which is the perfect dining area. Beyond the kitchen you find the converted garage which is currently a spacious games room which could easily be utilised as a fourth bedroom.

To the first floor you find a large landing area that leads to the three bedrooms, re-fitted family bathroom, and a useful storage cupboard. All three bedrooms are good sizes and the two larger rooms have built-in wardrobes providing plenty of storage. The family bathrooms take on a very modern feel with a stylish and large walk-in shower, basin and WC.

Externally, this property boasts a great garden that extends around the majority of the property. The gardens are a main feature of 1 Julian Road and offer artificial turf with well stocked borders and block paved walkways. The front gardens offer a sunken trampoline and separate seating area with walled boundaries.

The garage has been converted (by the previous owners) but there remains still some storage at the front. The property also enjoys a driveway which is suitable for multiple cars.

To the rear is a second, smaller courtyard garden which is ideal for this with younger children.

This property, on Julian Road, is perfect family home with plenty of space for the whole family and early viewings are deemed essential.



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TENURE : Freehold

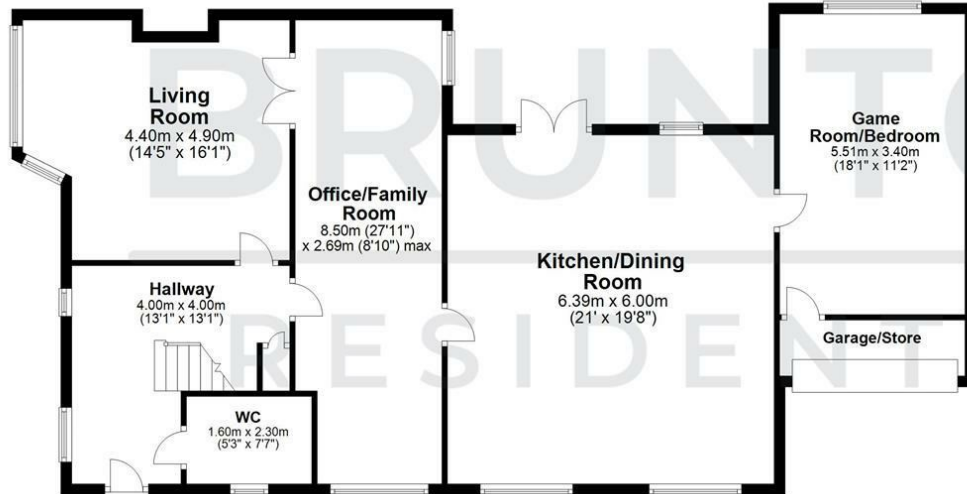
LOCAL AUTHORITY : Gateshead

COUNCIL TAX BAND :

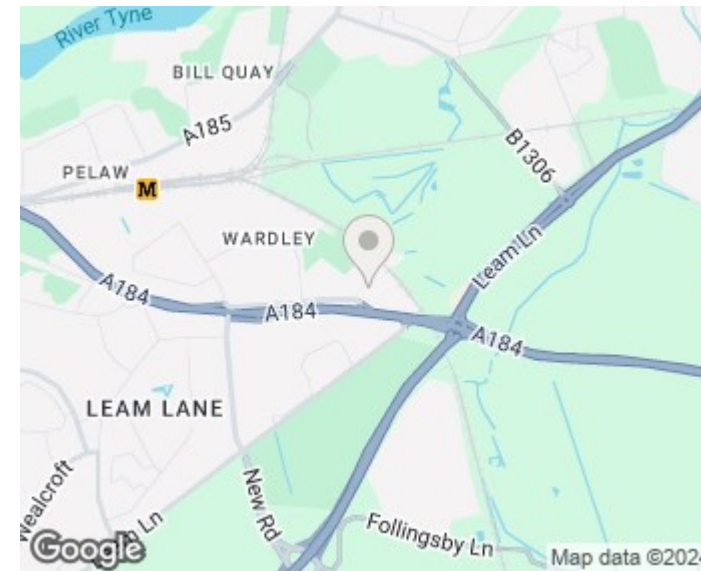
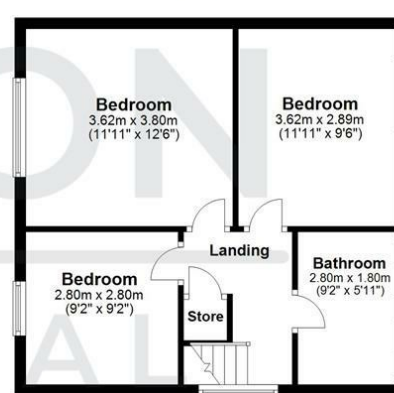
EPC RATING : B

SERVICES :

Ground Floor



First Floor



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		86	86
(81-91) B			
(69-80) C			
(55-68) D			
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC