

# BRUNTON

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RESIDENTIAL



**HALTON WAY, GOSFORTH, NE3**

**£575,000**

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### LARGE TOWNHOUSE - POPULAR LOCATION - OPEN PLAN LIVING

Brunton Residential are delighted to offer for sale this substantial, six-bedroom, semi-detached family home which is ideally located on Halton Way, Melbury in close proximity to amenities and schools in Gosforth. This extended home offers ample living accommodation placed over four floors.

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The accommodation briefly comprises an entrance hall featuring a downstairs WC, an understairs storage cupboard, and a staircase leading to the first floor. On the ground floor, there is an office, a large family room, and an impressive extended dining kitchen and family space equipped with a range of wall and floor units, fitted appliances, and bi-folding doors that open to the rear gardens. Additionally, there is a utility room located at the rear of the kitchen.

The first floor consists of a full-width lounge, two double bedrooms equipped with fitted wardrobes, and a family bathroom. The second floor offers three more double bedrooms, all with fitted wardrobes, one of which includes an en-suite shower room. There is also a store cupboard on the landing. The third floor consists of a large bedroom with fitted wardrobes, a kitchen with a range of white high-gloss wall and floor units, and an en-suite.

Externally, there is a small patio at the front with pathway access to the property, while the rear features a large, south-facing lawned garden with paved areas and fenced boundaries. There is also a double garage and ample parking.



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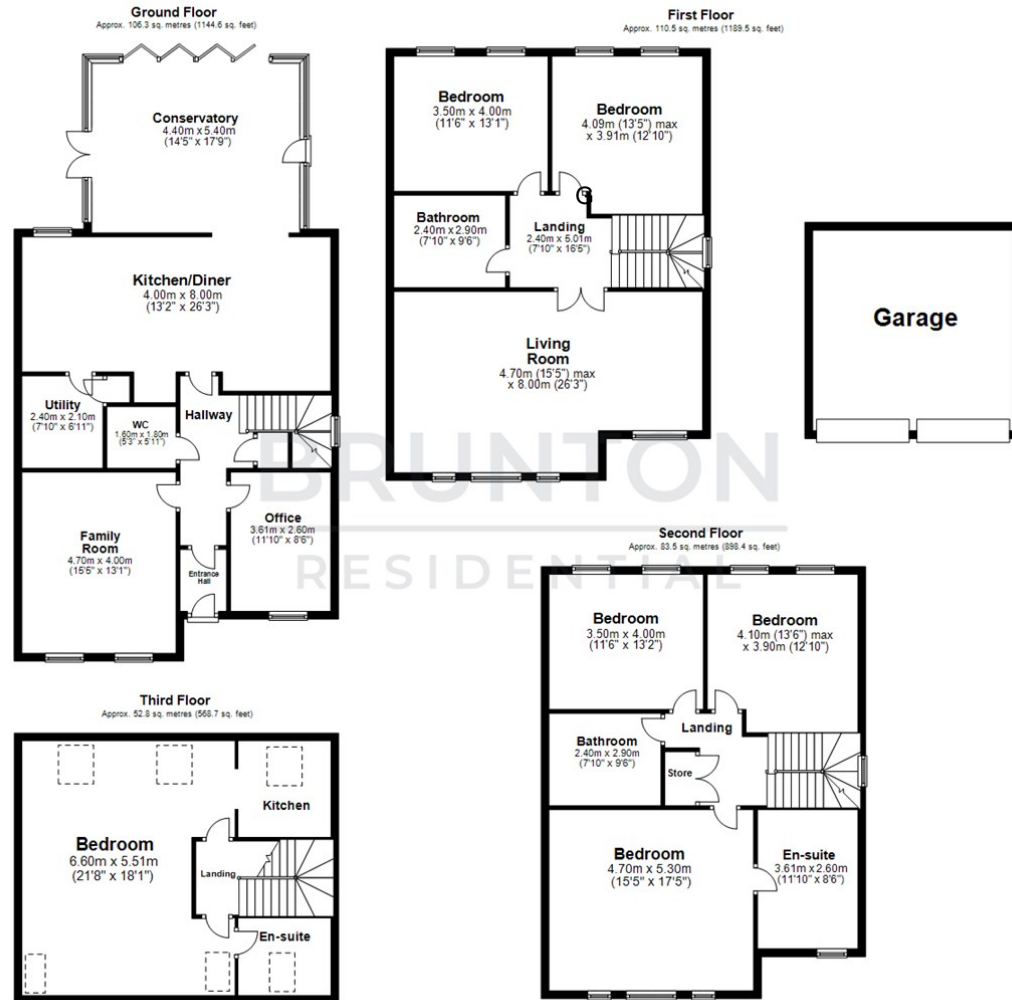
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : G

EPC RATING : C

SERVICES :



Total area: approx. 353.1 sq. metres (3801.2 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>		80	84
(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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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