

BRUNTON

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BARONSWOOD, GOSFORTH, NEWCASTLE UPON TYNE

Offers Over £495,000

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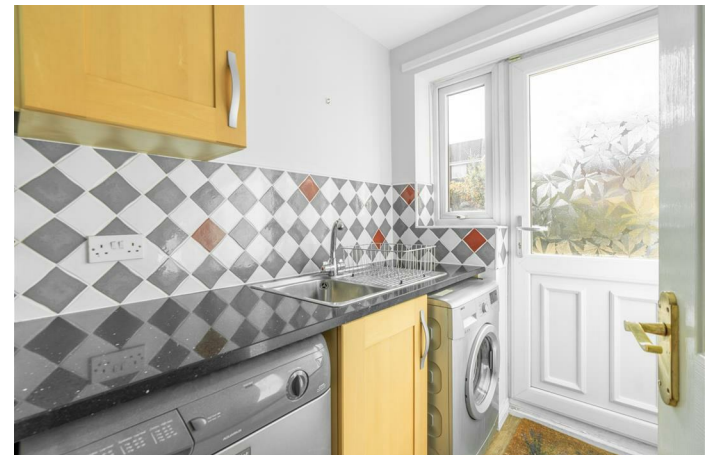
FOUR BEDROOMS | NO FORWARD CHAIN | WEST FACING GARDEN | SOUGHT AFTER
LOCATION

Brunton Residential are delighted to welcome to the market this exclusive four bedroom detached family home on the sought after Baronswood, Gosforth with masses of potential. The property occupies a great position within a cul de sac and is ideally placed for excellent access to Gosforth High Street, outstanding three tier schooling and bus and Metro links to the city centre.

For more information and to book a viewing please call our team on 0191 236 8347.

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Situated on the exclusive Baronswood development in central Gosforth is this rare to the market four bedrooms detached family home.

Briefly comprising; entrance hallway with ground floor WC, lounge with double doors leading to the dining room and conservatory which has an ultra light roof added to ensure year round usage. Breakfasting kitchen with Belfast sink, ample work surface and internal garage access and utility space.

Off the landing to the first floor there are four well proportioned bedrooms, bedroom one with en suite shower room, there is also the family three piece shower room with double walk in shower.

Externally there is an easy to maintain garden to the front alongside drive offering off street parking that leads to the garage. To the rear there is a substantial West facing garden with side access.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.



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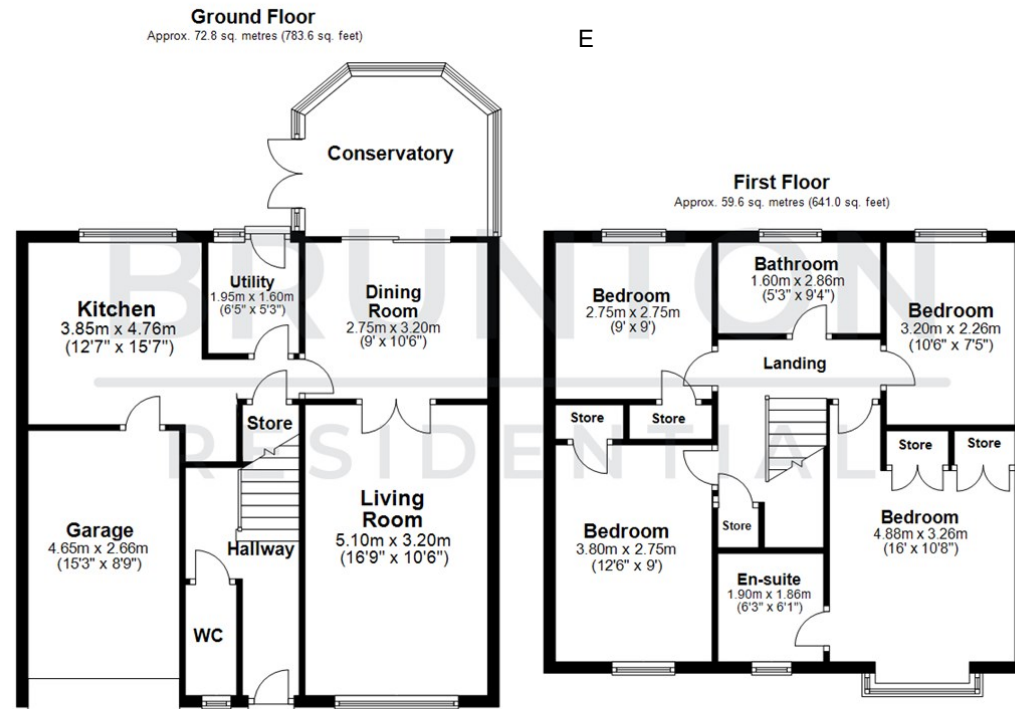
TENURE : Freehold

LOCAL AUTHORITY :

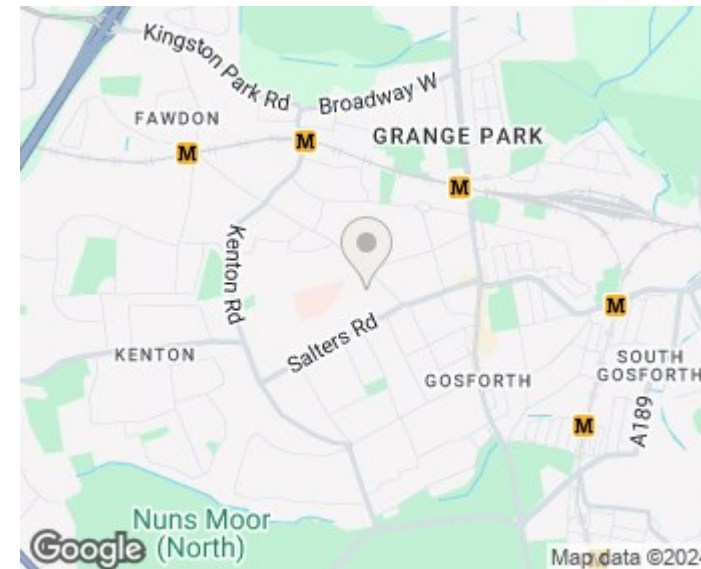
COUNCIL TAX BAND : E

EPC RATING : C

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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		70	82
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	