

BRUNTON

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WARKWORTH WOODS, GOSFORTH

Offers Over £270,000

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THREE BEDROOMS | SEMI DETACHED | EN SUITE SHOWER ROOM

Brunton Residential are delighted to welcome to the market this well presented three bedroom semi detached family home on Warkworth Woods in Gosforth with ground floor WC, Garage & courtyard parking.

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

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Situated on the sought after Warkworth Woods in Gosforth is this lovely three bedroom semi detached family home, briefly comprising; spacious entrance hallway with store, dual aspect lounge spanning the depth of the property with access onto the rear garden, Ground floor WC, separate dining area and the breakfasting kitchen with floor and wall units and further rear garden access.

Off the landing to the first floor there are three well proportioned bedrooms, all with built in storage and the family three piece bathroom.

Externally there is a small easy to maintain town garden to the front, there is an enclosed rear garden with lawn and patio area with gated access to the courtyard with garage access.

Tenure

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

Council Tax Band D



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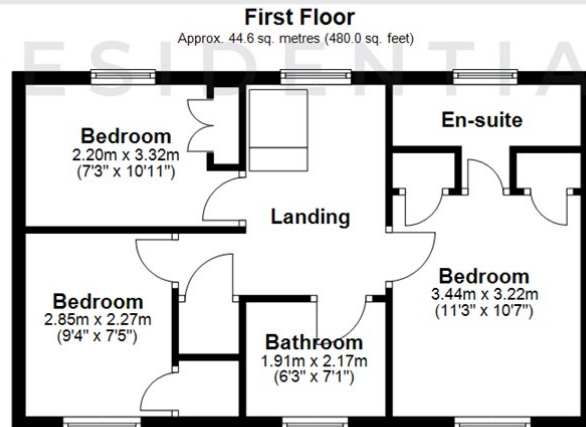
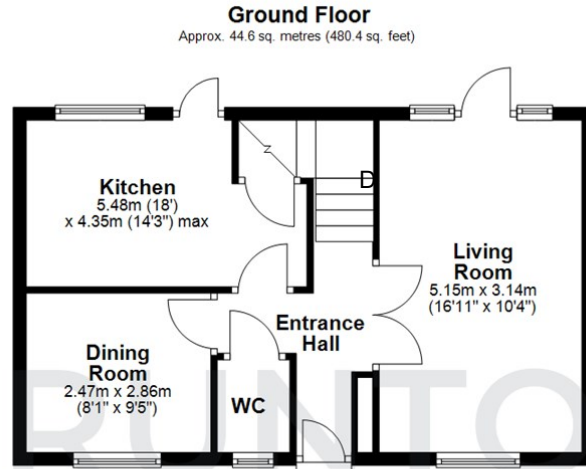
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : D

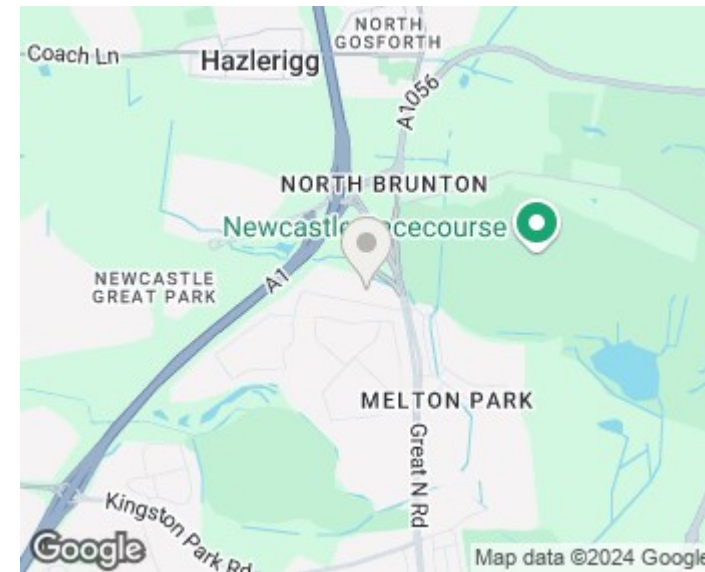
EPC RATING :

SERVICES :



Total area: approx. 89.2 sq. metres (960.4 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) 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			
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		