

BRUNTON

RESIDENTIAL



CHURCH LANE, GOSFORTH, NE3

£149,950

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Brunton Residential are delighted to offer for sale this ground floor two-bedroom flat, located on Church Lane in the popular residential area of Gosforth.

The property features a good-sized reception room, a well-appointed bathroom, and two well-proportioned bedrooms, one of which benefits from fitted wardrobes.

Gosforth is one of Newcastle's most desirable suburbs, offering a fantastic mix of local amenities, schools, parks, and excellent transport links.

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Upon entering, you are welcomed into a hallway, with utility space, that provides access to two front-aspect rooms—one of which benefits from a built in cupboard. That hallway also gives access into a fully tiled bathroom comprising a bath, overhead shower, wash basin, and WC.

The hallway further leads to a generous reception room, currently utilised as a lounge and office space with gas fire. This room features a fireplace and French doors that open out onto the enclosed rear garden. Adjacent to the reception room is a well-equipped kitchen, fitted with a range of floor and wall units, granite work surfaces, and integrated appliances.

Externally, the property enjoys a low-maintenance front garden, while the South West facing enclosed rear garden is mainly laid to lawn with a paved patio seating area and brick built external store.

Tenure

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

Council Tax Band A



BRUNTON

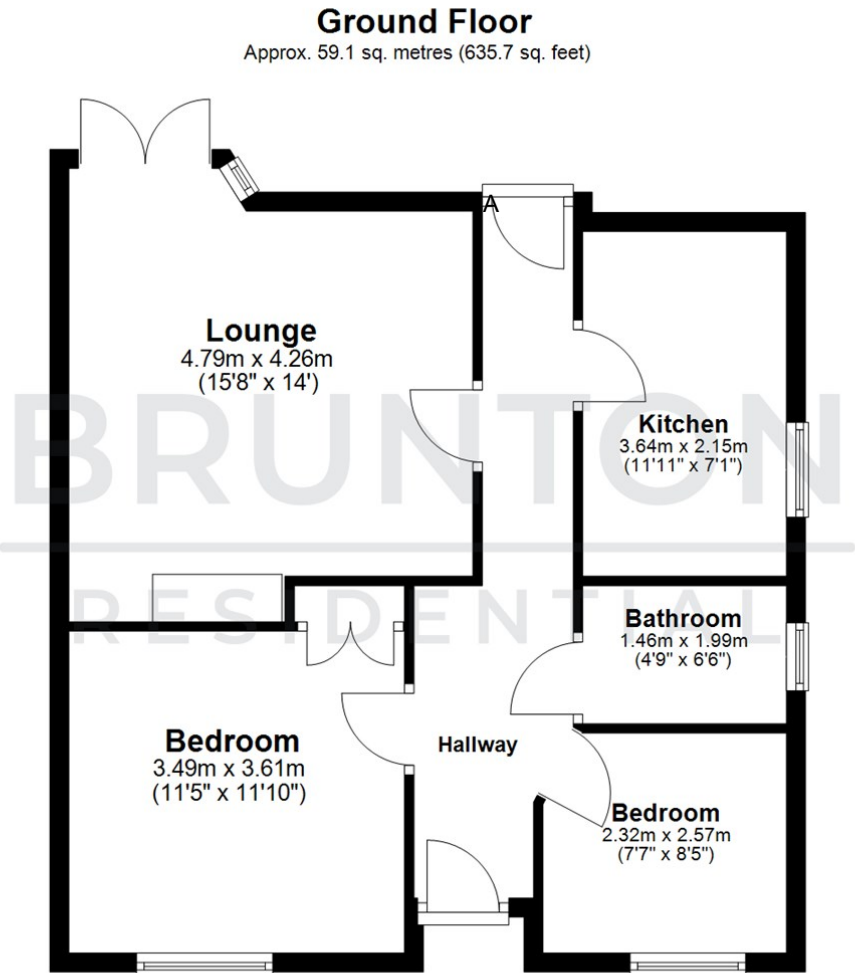
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING :



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		
EU Directive 2002/91/EC		
England & Wales		

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		
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(21-38) F		
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