

BRUNTON

RESIDENTIAL



WESTBOURNE AVENUE, GOSFORTH, NE3

Offers Over £275,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



The property offers three well-proportioned bedrooms, one featuring fitted wardrobes and another offering a built-in storage unit, and a recently re-fitted family bathroom. Further highlights include a generous open-plan lounge diner, a ground floor WC, a small front garden and a delightful, extensive lawned garden to the rear.

Located in a sought-after area of Gosforth, the home is within easy reach of local amenities, highly regarded schools, and excellent transport links.

BRUNTON

RESIDENTIAL



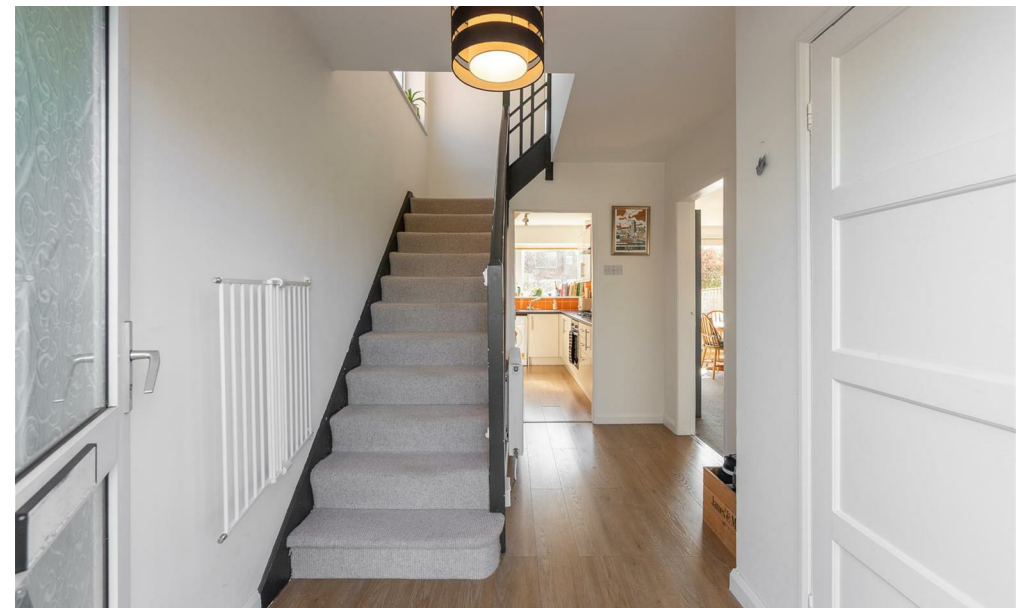
BRUNTON

RESIDENTIAL

Upon entering, you are welcomed into an entrance hallway with stairs leading to the first floor. Off to the right-hand side, there is a really lovely open-plan lounge diner — it's a great size, open to one another, and there's a door leading out to the rear garden. Then to the rear of the ground floor is the kitchen, and there's also a door leading through to a store area. Off that, there's a ground floor WC, and then another door out onto the rear terrace and garden.

Upstairs, the stairs lead to a first-floor landing which gives access to three bedrooms, along with a re-fitted family bathroom and a separate WC.

Externally, there's a small garden at the front, and to the rear is a delightful and extensive lawned garden, featuring new fencing, well-stocked borders, a paved patio seating area, and also a new, raised decked seating space.



BRUNTON

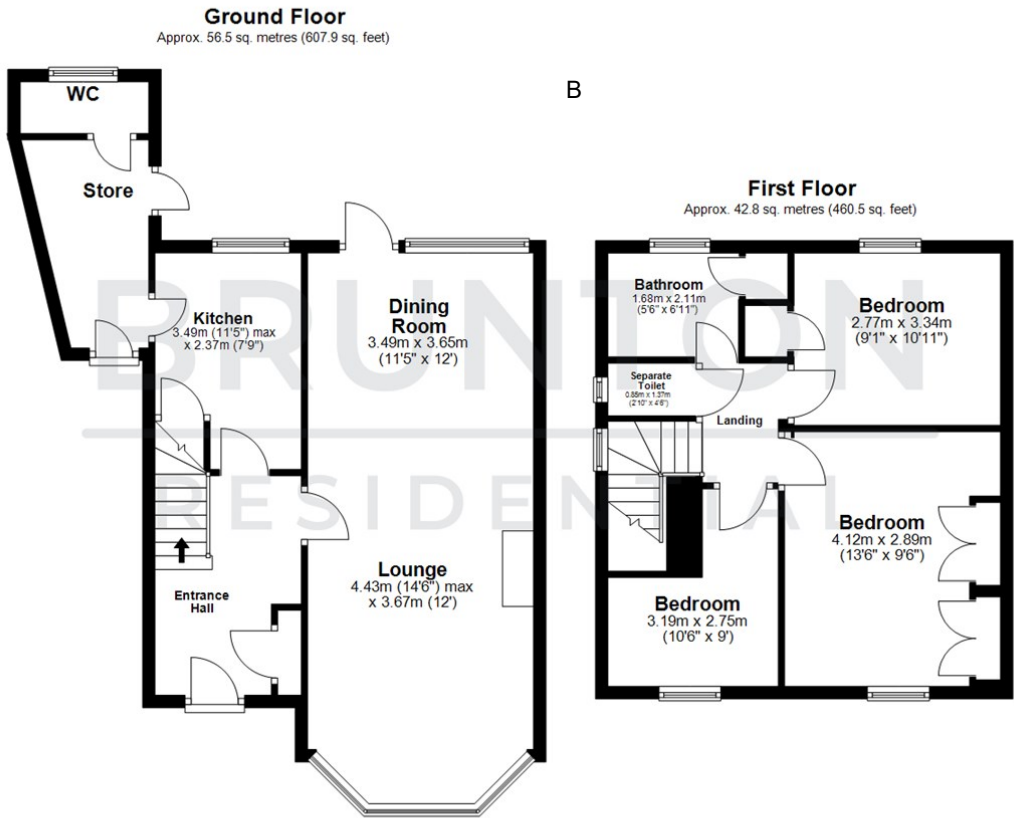
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : B

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	69	
(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	