

BRUNTON

RESIDENTIAL



HIGH MEADOWS, GOSFORTH, NE3

£120,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Well-maintained terraced home, perfect for first time buyers or buy-to-let investment. This property includes two well-proportioned bedrooms, a spacious lounge, a well-equipped kitchen, and an enclosed rear garden.

High Meadows is ideally situated in a family-friendly location, providing convenient access to local shops, well-rated schools, and reliable transport links.

Overall, this home balances convenience and value, with excellent connectivity to Newcastle city centre, making it an ideal choice for a range of buyers.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: An entrance vestibule that leads into a spacious lounge with a cosy fireplace and a front aspect bow window. The lounge also has stairs leading to the first floor. To the rear of the lounge, a door provides access to the kitchen/dining room. The kitchen is well-equipped with floor and base units, integrated appliances, a rear window overlooking the garden, and a door leading out to the rear garden. The flooring throughout the home is predominantly carpeted, with wooden flooring in the kitchen.

The first-floor landing gives access to two well-proportioned bedrooms. The family bathroom includes an overhead shower, tiled flooring, and partially tiled walls.

Externally, the front of the property features a driveway offering off-street parking for one car. The enclosed rear garden is bordered with timber fencing and includes a lawned area surrounded by gravel with shrubs to the right. There is also a paved area providing a versatile outdoor space.



BRUNTON

RESIDENTIAL

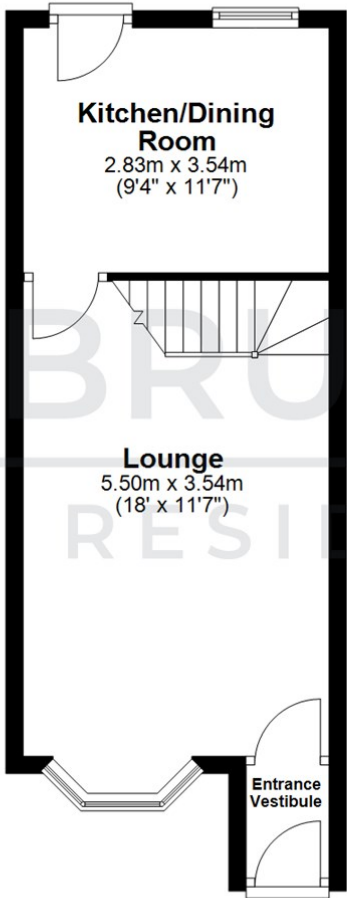
TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

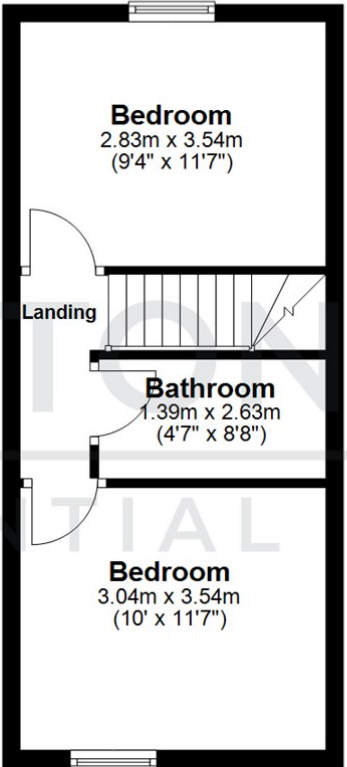
COUNCIL TAX BAND : A

EPC RATING : D

Ground Floor
Approx. 31.3 sq. metres (337.1 sq. feet)



First Floor
Approx. 23.4 sq. metres (252.0 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		91
(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	