

BRUNTON

RESIDENTIAL



WESTWOOD ROAD, BRUNTON PARK, NE3

Offers Over £375,000

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A fantastic opportunity to purchase this rarely available three bedroom semi-detached home, ideally situated in the ever popular Brunton Park. Offering generous living space, a private rear garden and a driveway with garage, this property is packed with potential and ready for a new owner to make their own.

This is a wonderful chance to secure a solid family home in a highly sought after residential location, close to local shops, schools, transport links and green spaces. With its spacious interior and exciting potential to update, this property represents a rare find in Brunton Park.

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Upon entering the property, you are welcomed into a spacious hallway featuring original wood panelling, giving an immediate sense of character. The ground floor benefits from a superb open-plan living and dining space running the full depth of the property. Dual aspects, including a large bay window to the front and patio doors opening to the garden at the rear, flood the room with natural light. .

The kitchen, positioned to the rear, offers a practical layout with ample cupboard storage and work surfaces. While perfectly functional, the space presents an excellent canvas for modernisation, with great potential to remodel, open out or extend to create a contemporary kitchen/dining space (subject to necessary consents).

To the first floor, the property offers three well proportioned bedrooms, including a generous master bedroom featuring a wide bay window overlooking the front aspect, allowing plenty of light and offering a comfortable and inviting feel. The two further bedrooms are also of good size, making the home well suited to families, guests or those requiring a home office. The accommodation is completed by a family bathroom.

Externally, the property boasts a large rear garden, mainly laid to lawn with mature boundary planting. The garden offers a high degree of privacy and provides a lovely outdoor space. To the front is a driveway providing off-street parking, leading to a detached garage.



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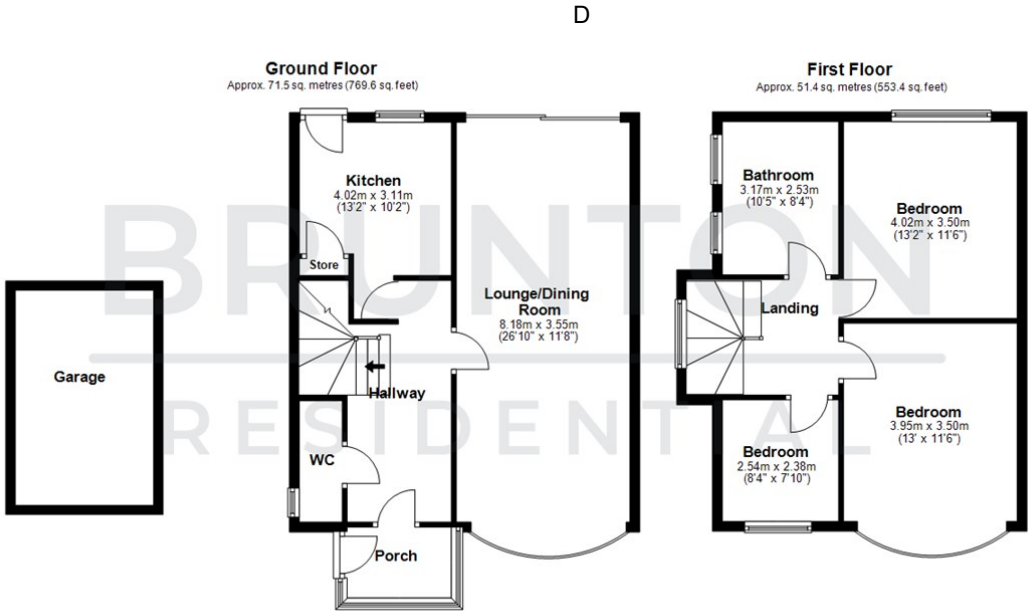
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : D

EPC RATING :



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		
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