



## 4 Bedroom Semi-Detached

South Bend, Brunton Park, Newcastle Upon Tyne

Offers in Excess of  
**£300,000**



- Semi-detached 4 bedroom house
- Ready for renovation
- Spacious lounge and dining room
- Beautiful mature gardens
- Highly sought-after location
- Excellent schools nearby
- An array of amenities in Gosforth
- Driveway and garage
- Extended
- The potential for a perfect family home





## 4 Bedroom Semi-Detached

South Bend, Brunton Park, Newcastle Upon Tyne,  
NE3 5TR

Offers in Excess of  
**£300,000**

Accommodation consists of an entrance hallway leading to open plan lounge and dining room plus kitchen and garage. The first floor has four bedrooms, a bathroom and separate WC. Heated by gas.

There is a garage, driveway and mature gardens front and rear.

NB: EPC energy performance certificate booked in and to follow.

## Location

Brunton Park is an extremely sought after estate in Gosforth - a suburb of Newcastle Upon Tyne. There are excellent schools within catchment and transport links nearby. Close access to the A1 or into Newcastle. There is an array of amenities and eateries on Gosforth High Street.

## Property Description

### Ground Floor

Open plan living room and dining area - 24' 1" x 13' 8" (7.35m x 4.19m) Dimensions to max.

Entrance hallway -

Kitchen - 10' 9" x 8' 7" (3.3m x 2.64m)

Bedroom four - 16' 2" x 7' 6" (4.95m x 2.3m)

Bathroom - 8' 9" x 5' 4" (2.68m x 1.65m)

### First Floor

Bedroom one - 12' 9" x 11' 5" (3.9m x 3.5m)

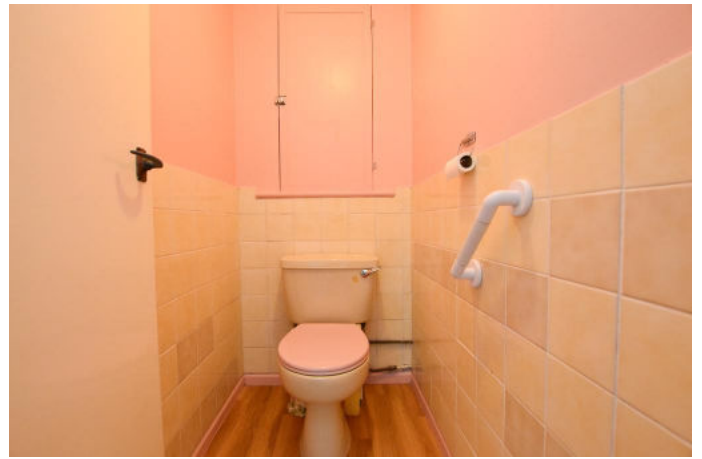
Bedroom two - 11' 5" x 10' 9" (3.5m x 3.3m)

Bedroom three - 9' 2" x 8' 7" (2.8m x 2.64m)

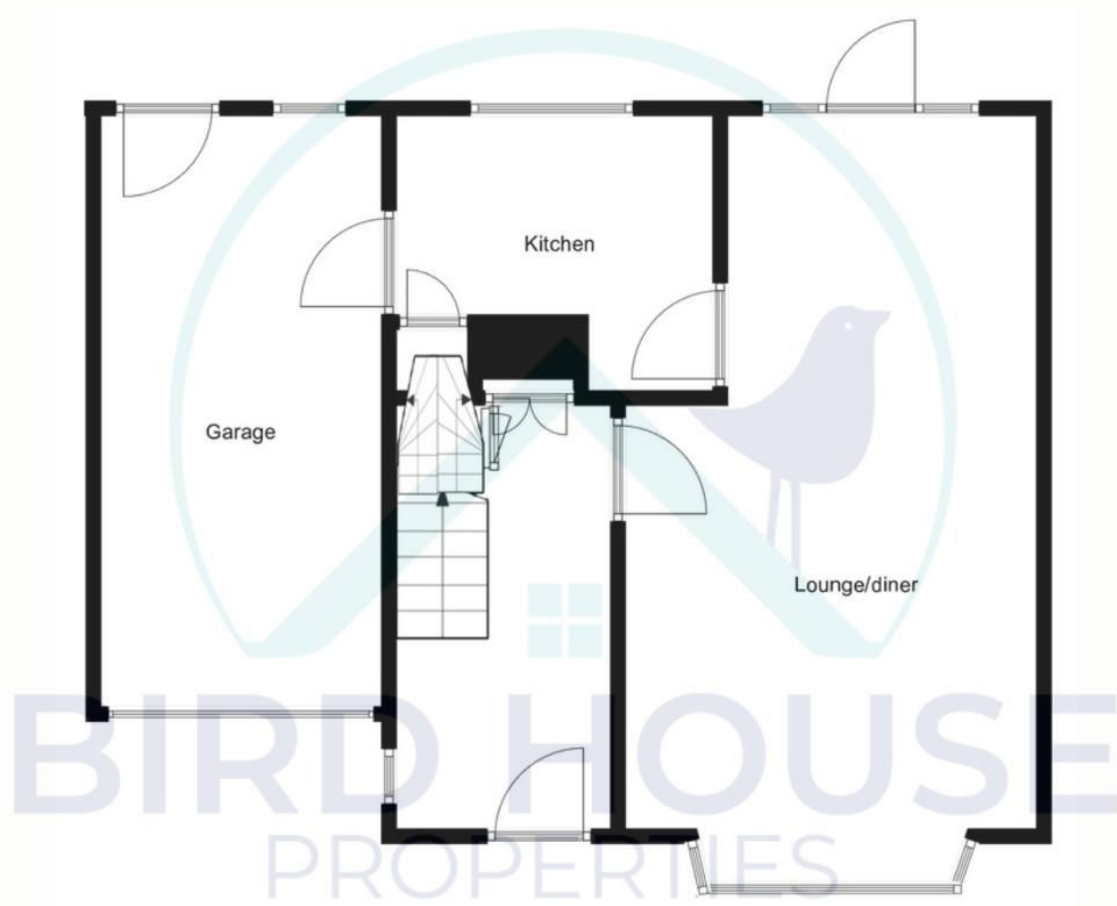
WC - 5' 2" x 3' 1" (1.6m x 0.95m)







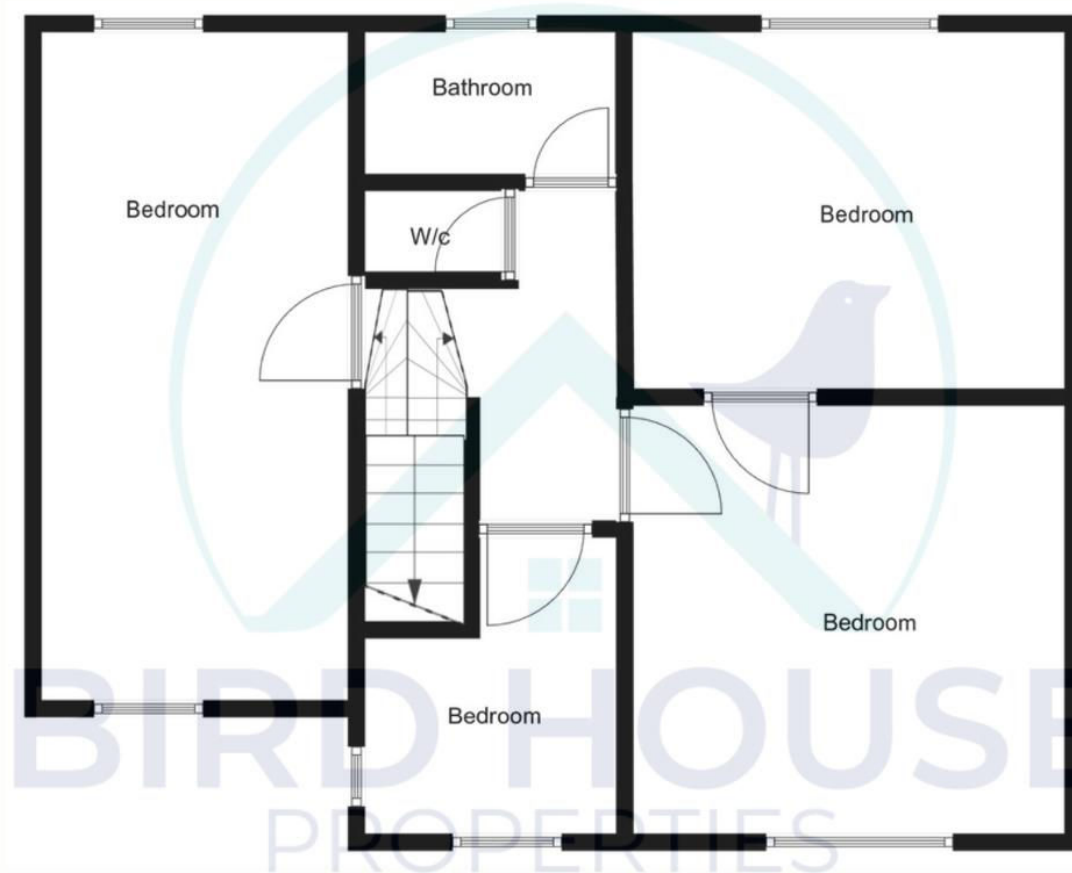
## South Bend, Brunton Park



## Ground Floor



# South Bend, Brunton Park



## First Floor

**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.