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WOOLSINGTON GARDENS, WOOLSINGTON, NE13

Offers Over £500,000

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Brunton Residential are delighted to present this significantly extended five-bedroom semi-detached house, situated in the desirable area of Woolsington Gardens, Woolsington Village.

The property offers five well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room. The home also features a spacious open-plan living/family room, and a well-equipped kitchen. Additional highlights include an integral double garage and a large enclosed private rear garden.

Located in the popular Woolsington area, this home enjoys excellent access to local amenities, well-regarded schools, green spaces, and transport links to Newcastle city centre and beyond.

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Upon entering the property, you are welcomed into an entrance vestibule which leads into a hallway featuring wood-effect flooring that continues throughout the ground floor. To the right of the hallway is a well-proportioned lounge with a bay window.

To the rear of the property is a spacious open-plan living/dining/family room, complete with a feature fireplace and sliding doors that open out onto a raised decking area.

Just off this space is a well-equipped kitchen fitted with a range of floor and base units, wood worktop surfaces, integrated appliances, and a window overlooking the rear garden. From the kitchen, there is convenient internal access to the garage.

Stairs from the hallway lead to the first-floor landing, which provides access to five well-proportioned bedrooms. The principal bedroom benefits from its own en-suite shower room, while the remaining rooms are served by a fully tiled family bathroom comprising a bath, separate walk-in shower, wash basin and WC.

Externally, the front of the property features a sizeable driveway leading to a double integral garage, alongside a low-maintenance garden. To the rear is a large enclosed lawned garden with well-stocked borders and a raised decking area, offering a perfect space for outdoor enjoyment.



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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : E

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		
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		