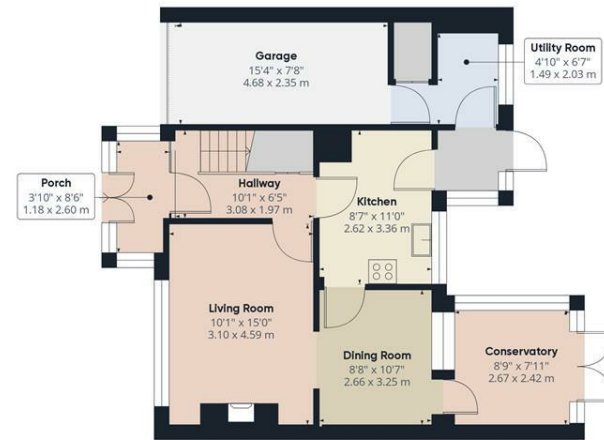




# Brunswick Road, Shiremoor



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1229.24 ft<sup>2</sup>  
114.2 m<sup>2</sup>

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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	

**Important Information**

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.



Price Guide £250,000



## Description

SPACIOUS FOUR BEDROOM SEMI DETACHED PROPERTY POSITIONED WITHIN A SOUGHT AFTER ESTATE IN SHIREMOOR

Brannen & Partners welcome to the market this spacious four bedroom extended family home, situated in Shiremoor. Positioned within a quiet residential setting, the property benefits from three reception spaces, four good sized bedrooms, convenient utility, newly fitted kitchen, as well as a family bathroom and separate en suite shower room, complete with a secluded rear garden, garage and driveway parking for multiple cars. The family feel and potential of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

Briefly comprising: Entrance porch into the inviting reception hallway, providing access to the principal rooms of the ground floor, as well as stairs to the first floor. Moving into the open plan living space, the connecting archway into the dining room creates a channel of natural light from the front of the home, through to the rear. Furnished with a feature fireplace incorporating a gas fire, and newly fitted acoustic wall panelling, the initial reception room offers a warm feel. Beyond the archway, the dining room sits centrally to the ground floor, adjoining to both the kitchen and conservatory. With space for a six seater dining table, as well as further furniture, the second reception room is ideal for family living. Positioned to the rear of the home, the conservatory provides a final reception space, complete with pitched solid roof and double French door access to the garden.

Progressing into the newly fitted contemporary kitchen, there are a good range of high gloss wall and base units with Quartz worktops, whilst integrated appliances include an extractor hood, oven, hob and sink, as well as designated space for further appliances and finished with plinth and under cabinet lighting. From here, the convenient utility room can be accessed, with available fittings for appliances, as well as access to the garage, rear garden and integral storage cupboard.

To the first floor, four good sized bedrooms, three of which are doubles and furnished with integral storage, and family bathroom connect to the central landing. Featuring a walk in rainfall shower with tinted screens, W.C, vanity wash basin with storage underneath and heated towel rail, the thoughtfully configured main bathroom is modern in design. Similar in colour scheme, the en suite shower room presents a walk in rainfall shower, integral WC, vanity wash basin with storage beneath and heated towel rail

Externally to the rear is the private and secluded garden, divided into raised sections of lawn, artificial turf and a composite decked area, complete with connecting pathways, fenced boundary and side access to the front of the home. An additional benefit of the garden is the wooden summer house, the ample space is fitted with electric hookup offering versatility. Backing onto the Wagonways, the garden offers a tranquil setting. The front is laid with paving, providing a low maintenance area for pots, in addition to driveway parking and access to the garage.

Ideally located within this popular residential area, offering ease of access to a variety of local amenities such as the Silverlink Retail Park and Northumberland Park. There are excellent local transport links as well as road links to Newcastle city centre and other coastal towns.

### Porch

3'10" x 8'6"

### Hallway

10'1" x 6'5"

### Living Room

10'2" x 15'0"

### Dining Room

8'8" x 10'7"

### Conservatory

8'9" x 7'11"

### Kitchen

8'7" x 11'0"

### Utility Room

4'10" x 6'7"

### Landing

5'11" x 7'7"

### Bedroom One

13'4" x 6'10"

### En Suite

5'3" x 6'10"

### Bedroom Two

10'1" x 11'11"

### Bedroom Three

8'11" x 11'9"

### Bedroom Four

7'1" x 4'8"

### Bathroom

5'5" x 7'8"

### Garage

15'4" x 7'8"

### Rear Garden

### Tenure

Freehold

