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BRIARDENE CRESCENT, GOSFORTH NE3

Offers Over £400,000

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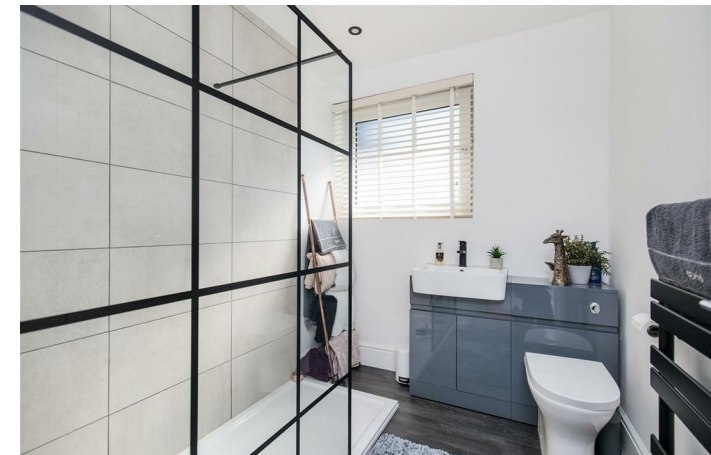
Excellent & Fully Re-Furnished Semi-Detached Bungalow Situated within Central Gosforth & Boasting a Superb Open Plan Kitchen/Dining and Living Space, with Three Double Bedrooms Contemporary Re-Fitted Shower Room, Delightful Lawned Rear Gardens & Off Street Parking for Two Vehicles.

This great, semi-detached single storey home is ideally located on Briardene Crescent, Gosforth. Briardene Crescent which is tucked just off from Montagu Avenue and Kenton Avenue, is perfectly placed to provide easy access to into Central Gosforth, with its shops, cafes, restaurants and amenities as well as the shops of Kenton Park and Ashburton Village, which are both situated just a short walk away.

The property itself has recently undergone a series of modernisations and now provides stylish and well presented accommodation throughout.

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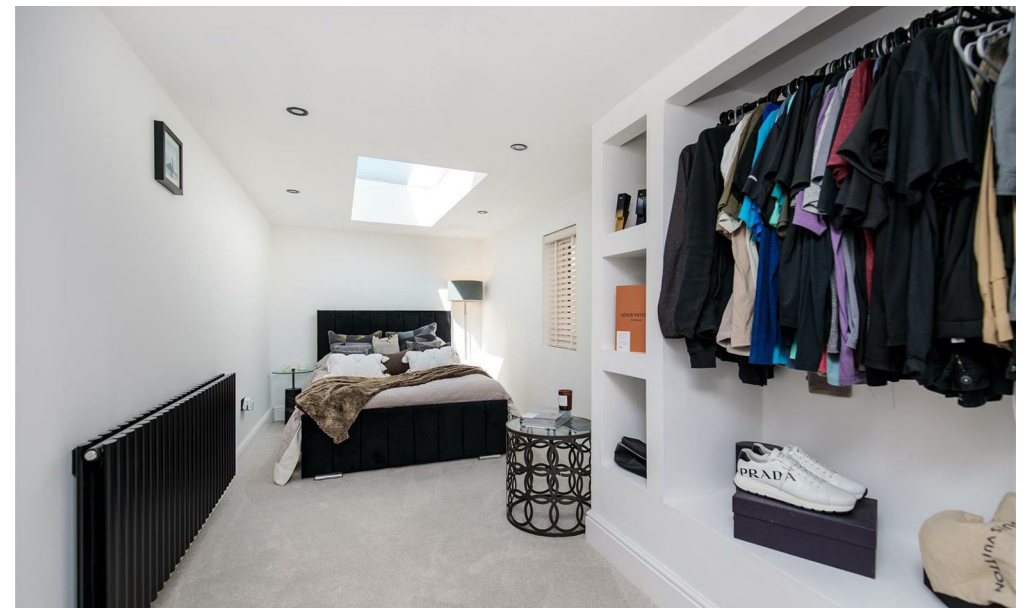
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The internal accommodation comprises: a central entrance hall provides access into the living areas of the home and an internal hallway. The living room is positioned to the front of the property and features a large, rounded bay window, allowing for excellent natural light and creating an attractive focal point to the space.

From here, the living room flows seamlessly into the kitchen/diner, creating a cohesive and sociable layout. The kitchen is finished to a high standard with contemporary units, quality work surfaces, and a central breakfast island, and benefits from integrated appliances. The kitchen/diner in turn opens into the garden room, forming a continuous and well-connected living space. The garden room enjoys views over the rear garden and features bi-fold doors which open directly onto the patio, enhancing the connection between indoor and outdoor living.

There are three well-proportioned bedrooms, with the third bedroom formed from a thoughtful garage conversion, finished to a high standard and suitable for a variety of uses. The remaining section of the garage provides useful storage space. The accommodation is served by a stylish, modern shower room featuring a sleek suite and contemporary tiling, as well as a separate WC.

Externally, the front of the property is well presented, with a neatly arranged driveway providing off-street parking and access to the garage/store, alongside a low-maintenance garden which enhances the property's kerb appeal. To the rear, the garden has been thoughtfully landscaped, featuring a paved patio area ideal for outdoor seating, a well-maintained lawn, and established borders with a variety of mature shrubs and trees, creating a private and attractive outdoor setting.



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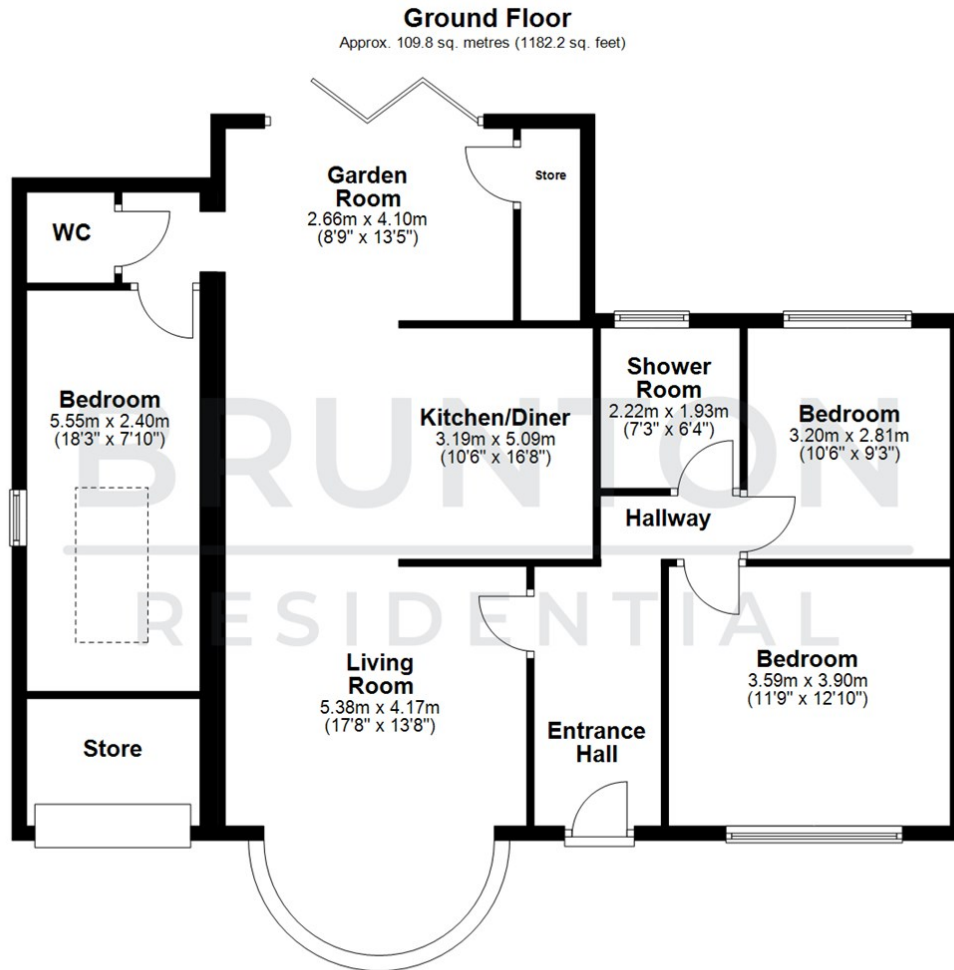
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C



Total area: approx. 109.8 sq. metres (1182.2 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			84
(81-91) B			
(69-80) C		70	
(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			
(82 plus) A			
(61-81) B			
(40-60) C			
(20-39) D			
(10-39) E			
(1-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	