

# BRUNTON

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## RESIDENTIAL



**CHURCH ROAD, GOSFORTH, NE3**

Offers Over £200,000

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Stylish & Well Presented Two Bedroom Ground Floor Apartment with Front & Rear Lawned Gardens, Boasting Close to 700 Sq ft of Internal Living Space, with a Great Lounge/Diner, Kitchen/Breakfast Room, Two Double Bedrooms, Family Bathroom & Located within Walking Distance of Gosforth High Street.

This excellent ground floor garden apartment is ideally located on Church Road, Gosforth. Church Road, which is tucked just off from Gosforth High Street and Church Avenue, is perfectly placed to provide immediate access to everything that central Gosforth has to offer, including its countless shops, cafes, restaurants and outstanding local schooling.

The property is also positioned just a short walk from South Gosforth Metro Station, providing excellent rail links into Newcastle City Centre and throughout the region.

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The internal accommodation comprises: Entrance lobby, which in turn leads into the entrance hallway, providing access to the remainder of the accommodation. To the left-hand side of the hallway, you have a fantastic front living and dining room, featuring a walk-in bay window, tall ceilings and an open aspect view over the front gardens of the property.

To the right-hand side is bedroom two, which is currently utilised as an office space but would comfortably function as a double bedroom. Adjacent to this is the main bedroom, positioned to the rear of the property. This is a well-proportioned double room, benefiting from a fitted storage cupboard and direct access out to the rear garden. The family bathroom is accessed off the hallway and is fitted with a three-piece suite, complemented by tiled flooring, fully tiled walls, and a heated towel rail.

To the rear of the property, the kitchen is fitted with a range of wall and base units, tiled splashbacks, and housing for the boiler. There is also access out to the rear garden from the kitchen, along with a useful under-stairs storage cupboard which houses the washer-dryer.

Externally, to the front of the property, you have a lawned garden area. To the rear, there is a good-sized garden with fenced boundaries and a seated decking area, ideal for outdoor use. There are also external storage outhouses providing additional practical storage space.

Well presented throughout, this excellent ground floor apartment is rare within central Gosforth and early viewings are deemed essential.



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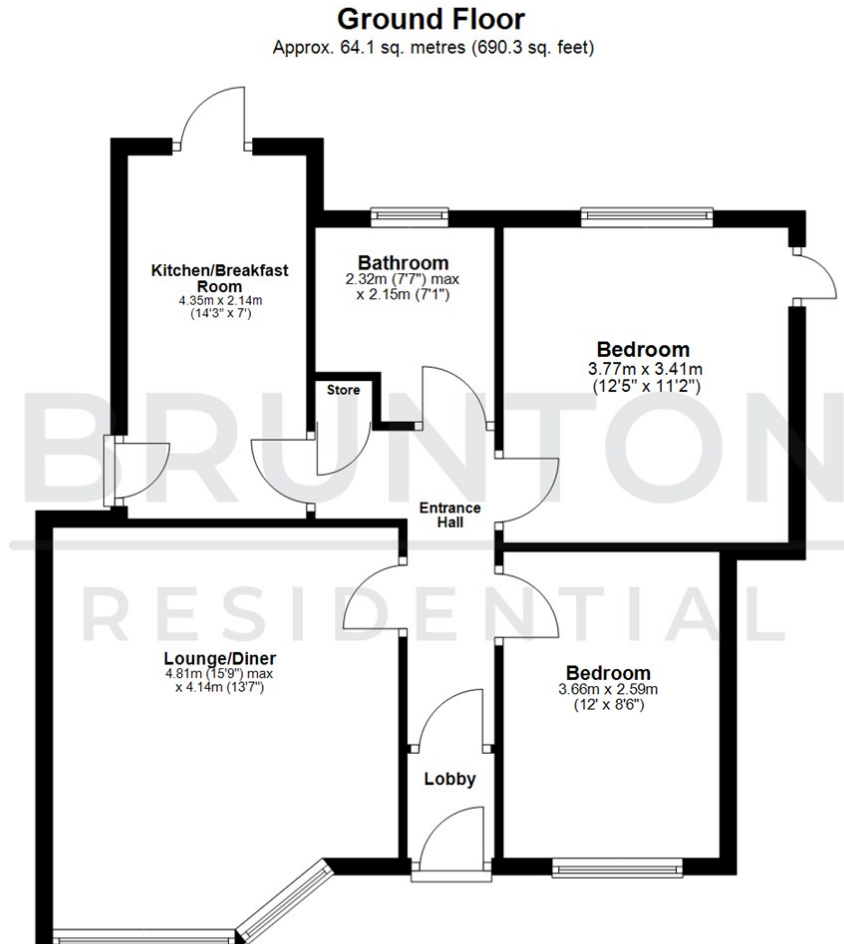
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle City Council

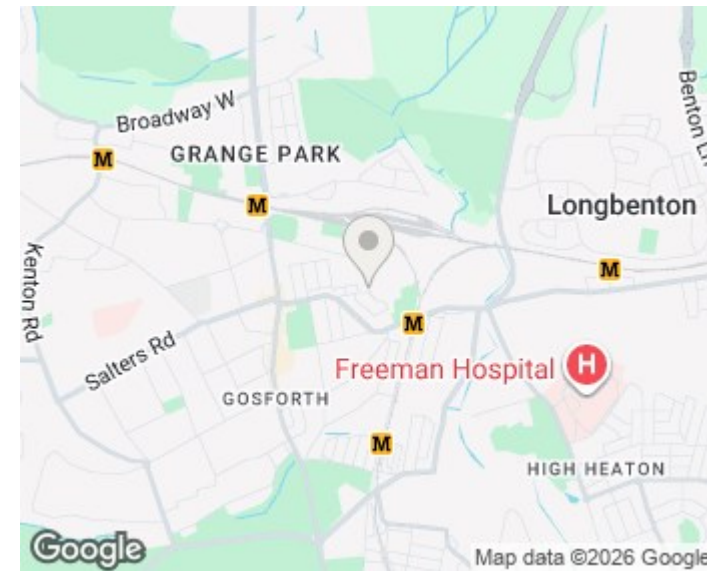
COUNCIL TAX BAND : A

EPC RATING :



Total area: approx. 64.1 sq. metres (690.3 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	