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MILFORD GARDENS, BRUNTON PARK, NE3

Offers Over £295,000

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Well-presented, two-bedroom semi-detached bungalow on Milford Gardens, offering convenient single-level living with a versatile layout, detached garage and generous gardens.

The accommodation provides a spacious bay-fronted living room, a practical fitted kitchen with integrated appliances and a bright garden room with extensive glazing and access to the garage. Both bedrooms are well-proportioned doubles, complemented by a tiled shower room, while the driveway provides off-road parking. The rear garden is predominantly lawned with established borders and offers an excellent opportunity for further landscaping and creating a dedicated seating or entertaining area.

Set within Brunton Park, Milford Gardens is well placed for everyday amenities and green spaces, with local shops and services available nearby and wider shopping and leisure facilities easily accessible in Gosforth. The area also benefits from established bus routes and convenient road connections into Newcastle city centre and surrounding areas. With its practical single-storey layout, useful garage and driveway, and scope to further enhance the garden, this home is well suited to those seeking comfortable and adaptable living in a well-connected residential setting

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The internal accommodation comprises: a covered entrance porch opening into the central hallway, providing access to the main living spaces, bedrooms and shower room. The spacious living room features a large bay window, grey fitted carpet and a feature fireplace with an electric fire, with generous proportions offering a versatile space for everyday living and entertaining.

The kitchen is well-appointed with an extensive range of light wood-effect wall and base units, contrasting work surfaces, tiled splashbacks and recessed lighting. There is an integrated oven and hob, space for a washing machine and tall fridge freezer, together with a door providing access to the garage. The kitchen opens into a bright garden room with extensive glazing, a pitched translucent roof and light wood-effect flooring. A further door from the garden room also provides access to the garage.

There are two well-proportioned double bedrooms, both with grey fitted carpet, radiators and large windows. The shower room is finished with full-height tiled walls and includes a curved shower enclosure with fixed and handheld shower fittings, a wash basin set within a vanity unit, WC, heated towel rail and frosted window.

Externally, the front garden is enclosed by an attractive curved brick wall and features established planting, lawn and paved pathways, with a driveway providing access alongside the property to the detached garage. To the rear, the generous garden is predominantly laid to lawn with established borders, timber fencing and a paved pathway around the property. The garden provides a good foundation for further landscaping, with scope to create dedicated seating, planting or entertaining areas to suit individual requirements.



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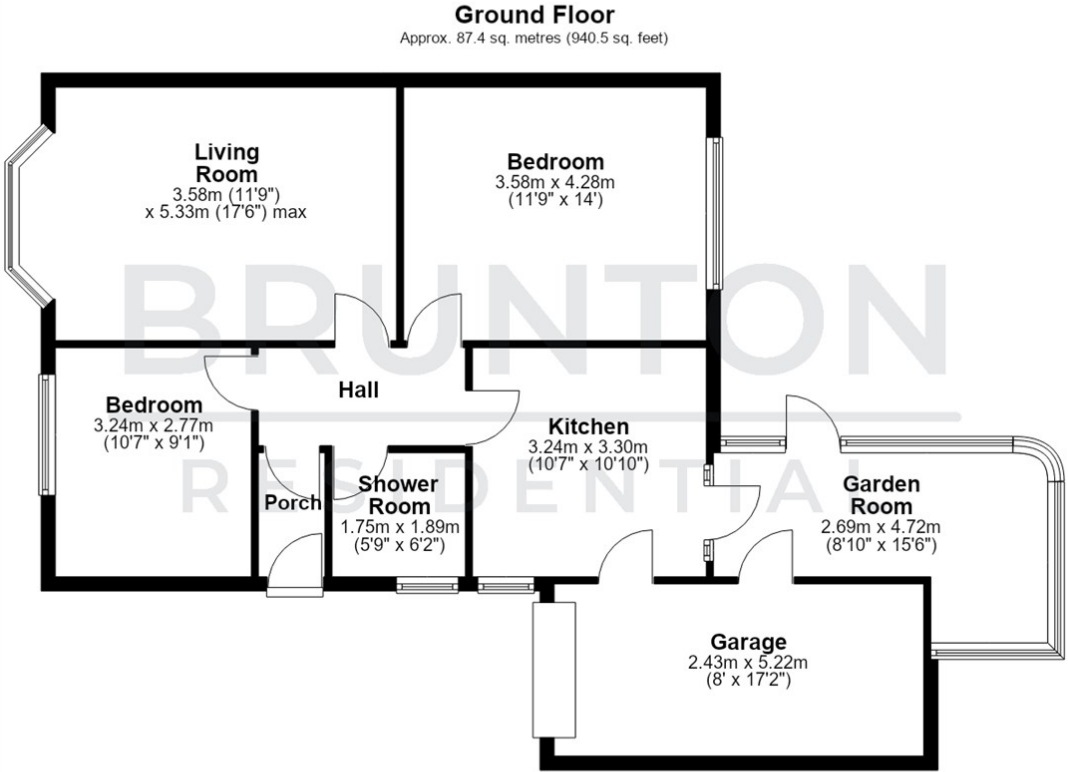
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C



Total area: approx. 87.4 sq. metres (940.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		