

BRUNTON

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BURNSIDE ROAD, GOSFORTH, NE3

Offers Over £350,000

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Modern three-bedroom semi-detached family home located in the popular Parkside estate, just off the Great North Road.

The home features a well thought out layout arranged over two floors, including an open plan lounge, a dining room with French doors to the rear garden, a modern kitchen and a useful utility room with an additional ground floor WC. The first floor hosts three well proportioned bedrooms and a modern family bathroom with a separate shower unit. Externally, the property benefits from a driveway, a single garage, a front garden and a beautiful mature rear garden. Other benefits include gas central heating and double glazing.

The property is situated in a very popular and desirable residential spot and provides easy access to Newcastle City Centre via bus routes and the Great North Road, as well as the A1. Ideally suited for families and professionals, and well situated for schools and transport Links.

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The internal accommodation comprises: An entrance hallway giving access to the main ground floor rooms. To the front is an open plan lounge that flows naturally into the dining room, which enjoys French doors opening onto the rear garden. The modern kitchen is positioned just off the dining area and is fitted with floor and wall units, work surfaces and integrated appliances as described. From the kitchen, a door leads into a useful utility room, which in turn provides access to an additional ground floor WC.

The first floor landing gives access to three well proportioned bedrooms, together with a modern family bathroom that includes a bath, washbasin, WC and a separate shower unit.

Externally, the property benefits from a driveway and a single garage to the front, along with a front garden. To the rear is a beautiful mature garden that provides a pleasant outdoor space for family use.



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : C



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	71		(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	