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BROADWAY WEST, NEWCASTLE UPON TYNE, NE3 2HY

Offers Over £260,000

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Well-presented three-bedroom semi-detached home situated within a popular residential area of North Gosforth, offering spacious accommodation and modern, energy-efficient features.

The property provides a well-balanced layout, including a bay-fronted lounge opening into a dining area with French doors to the garden, alongside a fitted kitchen with separate utility room and integral garage access. The first floor offers three bedrooms and a generously sized family bathroom, creating a practical and comfortable home suited to a range of buyers. Externally, there is a decked rear garden providing a low-maintenance outdoor space, along with off-street parking and garage storage.

North Gosforth is a highly regarded location, offering convenient access to local shops, supermarkets and well-regarded schools, as well as excellent transport links including nearby Metro stations and easy road access into Newcastle city centre and the A1.

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The internal accommodation comprises: a welcoming entrance hallway with stairs rising to the first-floor landing and a useful under-stairs storage cupboard. To the front of the property, there is a spacious bay-fronted lounge featuring a fireplace, creating a warm and inviting living space. This flows seamlessly into the dining area at the rear, where French doors open out onto the decking and rear garden, allowing for plenty of natural light and a strong connection to the outdoor space.

Positioned at the rear of the hallway is a well-appointed kitchen, fitted with a range of wall and base units along with integrated appliances, including a gas hob and oven. The kitchen leads into a separate utility room, offering additional storage and space for appliances, with access to the rear garden and an internal door into the integral garage, which offers further storage or potential for conversion.

To the first floor, the landing provides access to three bedrooms, including a spacious main bedroom with a bay window and fitted wardrobes, a second double bedroom to the rear, and a third single bedroom currently used as a home office. The family bathroom has been thoughtfully reconfigured into a larger space and features a corner walk-in shower, bathtub, WC and wash hand basin, complemented by dual aspect windows.

Externally, the property benefits from a rear garden with a decked seating area, ideal for outdoor dining and relaxation. To the front, there is off-street parking and access to the integral garage. The property also benefits from energy-efficient upgrades, including an air source heat pump, which acts in conjunction with the gas combi-boiler to ensure reliable heating within the property, enhancing its overall appeal.



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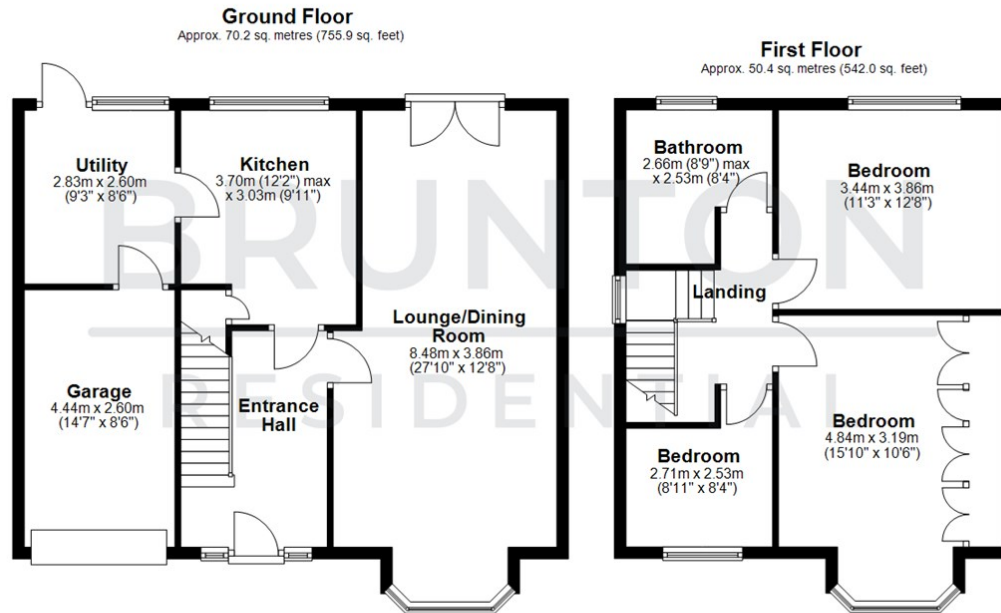
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

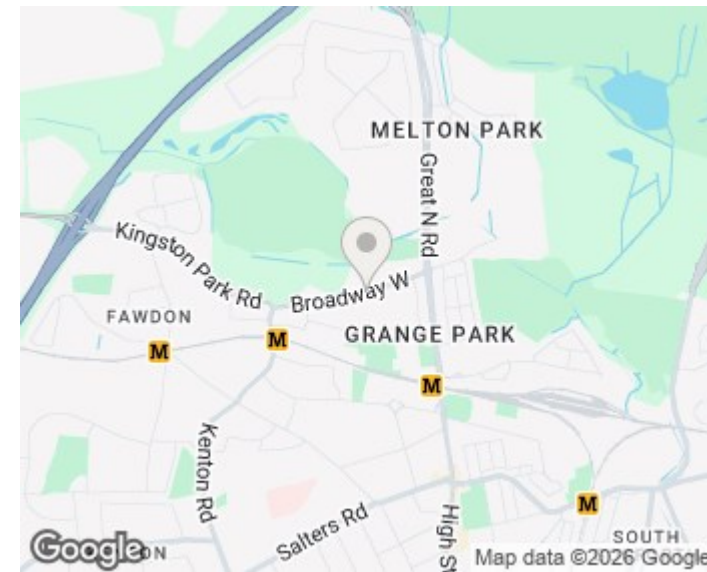
COUNCIL TAX BAND : B

EPC RATING : C



Total area: approx. 120.6 sq. metres (1297.9 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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		71	78
England & Wales		EU Directive 2002/91/EC	

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