



 **Jan Forster**

 **Jan Forster**

Waterbury Road | Brunton Park | Newcastle Upon Tyne | NE3 5AJ

Offers Over £325,000



3



1



1

- Semi-Detached House
- Three Bedrooms
- Sought-After Location
- Excellent Transport Links
- Viewing Essential
- Beautifully Presented
- Garage & Driveway
- Local Facilities Nearby
- Council Tax Band: C
- Call For More Information





Occupying an enviable position on the highly desirable Waterbury Road in Brunton Park, this charming, three-bedroom, semi-detached family home offers spacious and versatile accommodation throughout. This property is ideal for growing families, professionals, and those seeking a home in a sought-after residential area.

The accommodation briefly comprises a welcoming entrance porch with a convenient WC, an entrance hallway with storage, a bright and airy lounge dining room with a bay window and French doors to the sunny conservatory, overlooking the rear garden. Completing ground floor is a fitted kitchen with wall and floor units, a built-in storage cupboard and access to the garage. To the first floor there are three well-proportioned bedrooms, the main with a bay window and fitted wardrobes, and there is a family bathroom WC with an overhead shower, vanity storage, and a built-in storage cupboard. Further benefits include gas central heating and double glazing.

Externally, the property features a paved driveway to the front for off street parking, leading to the attached garage. There is also a beautifully maintained rear garden with planted borders. A perfect space to relax in the warmer months.

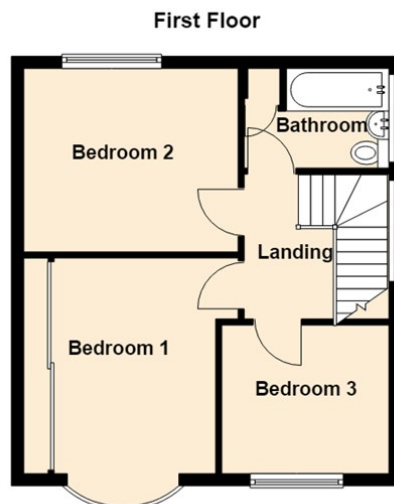
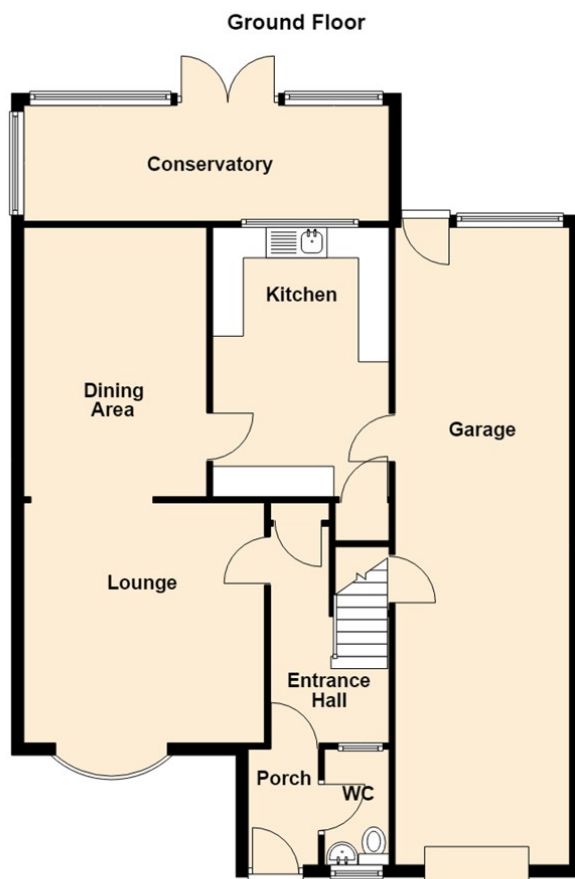
Waterbury Road occupies an excellent position in Brunton Park. Residents benefit from a selection of local amenities within the estate, while nearby Gosforth offers an extensive range of shops, cafés, restaurants, and leisure facilities. The area is well served by highly regarded schools along with excellent road and public transport links. For golf enthusiasts, the property is ideally located close to prestigious golf courses, providing excellent recreational opportunities,

Early viewing is a must as interest will be high. For more information and to book a viewing, please call 0191 236 2070.

Tenure: Freehold; However, this should be confirmed by a licensed legal representative.

Council Tax Band: C





Lounge 13'1" x 12'0" (4.00 x 3.68)

Dining Area 10'2" x 8'2" (3.11 x 2.49)

Bedroom One 11'0" x 9'1" (3.37 x 2.77)

Bedroom Two 12'2" x 9'8" (3.71 x 2.95)

Bedroom Three 8'8" x 7'10" (2.66 x 2.41)

The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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		
England & Wales	EU Directive 2002/91/EC	

Contact Us: 0191 236 2070



www.janforsterestates.com

