

# BRUNTON

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## RESIDENTIAL



**GREAT NORTH ROAD, BRUNTON PARK, NE3**

**Offers Over £350,000**

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Brunton Residential are delighted to offer for sale this beautifully presented three-bedroom semi-detached home on Great North Road, situated in the highly sought after Brunton Park area.

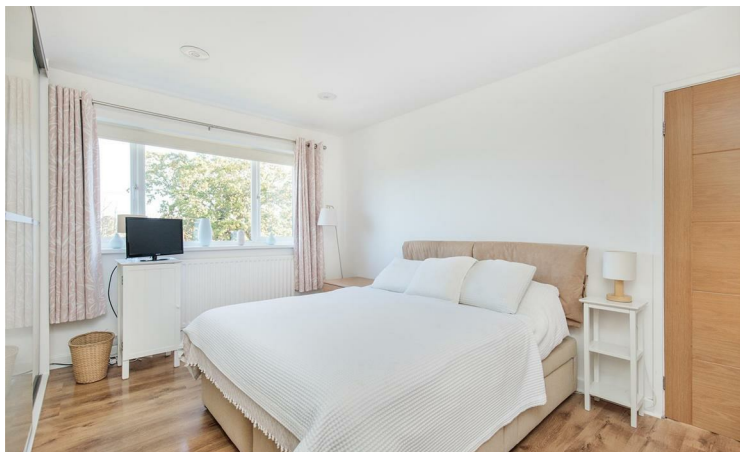
This spacious property offers bright and modern living throughout, featuring an inviting lounge with a stylish fireplace and laminate flooring that flows into a generous dining area with views over the rear garden. The kitchen and dining space open directly onto a large, well-maintained private garden perfect for entertaining and family living.

Ideally located close to local amenities, excellent schools, and transport links, this property combines comfort, practicality, and charm making it an ideal family home in one of the area's most desirable locations.

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Upon entering through the bright and welcoming hallway with under stair store, you are greeted by a sense of space and light that flows throughout the property. The hallway provides access to the main reception rooms and the kitchen, as well as stairs leading to the first floor.

The spacious lounge features a large picture window overlooking the front garden, allowing plenty of natural light to flood the room. Flowing seamlessly from the lounge is the open-plan dining area, perfectly suited for family meals and entertaining. Sliding glass doors open directly onto the private rear garden, creating a wonderful indoor-outdoor connection and allowing for abundant natural light. The modern fitted kitchen is positioned to the rear of the property and features integrated appliances, ample worktop space, and views over the garden. A door leads conveniently to both the dining room and hallway, creating an efficient layout for everyday living.

Upstairs, the property boasts three bedrooms. There are two larger double bedrooms as equally spacious as the other. The family bathroom is modern and fully tiled, featuring a panelled bath with overhead shower.

To the front, the home offers an attractive lawned garden with mature shrubs and a driveway providing off-street parking leading to an integral garage. To the rear, there is a generous enclosed garden mainly laid to lawn and bordered by established trees and fencing for privacy. This outdoor space is ideal for families, entertaining, or simply relaxing in the sunshine.



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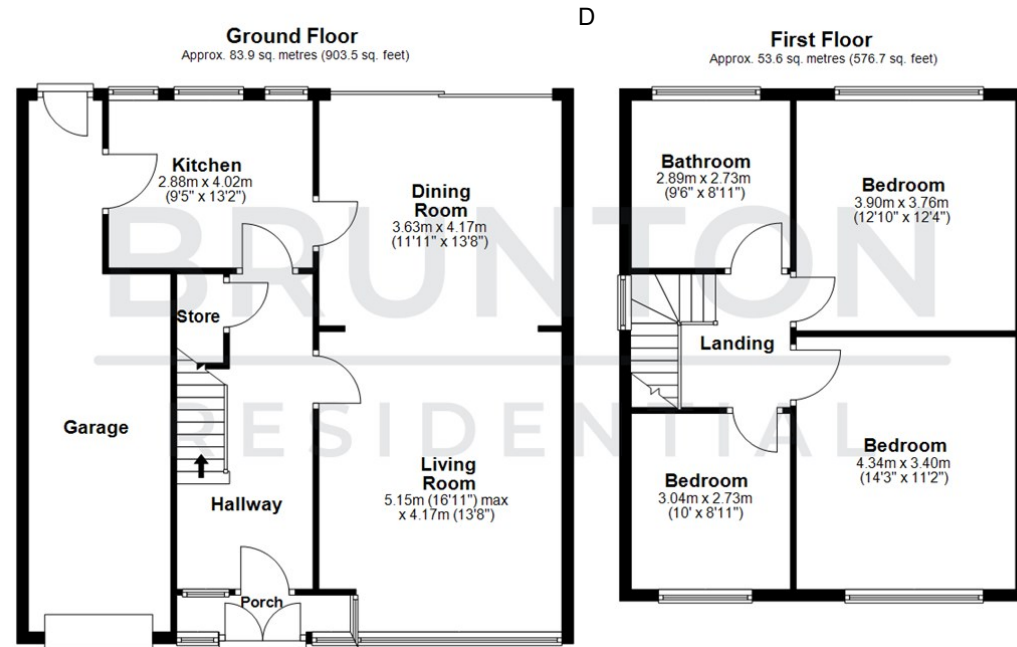
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : D

EPC RATING : D



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating	
	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	
	<b>84</b>
	<b>62</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	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	
EU Directive 2002/91/EC	