



56 Clayworth Road

Brunton Park



## 56 Clayworth Road, Brunton Park, Gosforth, NE3 5AD

Stylish, Well Presented & Extended Semi-Detached Family Home Boasting a Beautiful Lounge, Generous Open Plan Kitchen/Dining & Family Space, Three Bedrooms, Contemporary Family Bathroom, Off Street Parking with Garage & Private West Facing Lawned Rear Gardens!

This impressive semi-detached property is ideally located on the desirable Clayworth Road, Brunton Park. Clayworth Road, which is tucked just off from Polwarth Drive and South Ridge, is perfectly placed to provide direct access to the shops and amenities of Brunton Park whilst also offering easy access to outstanding local schooling and excellent transport links into Newcastle City Centre and beyond.

The internal accommodation comprises: Reception hallway with staircase leading to the first floor and ½ height feature panelling | Cloaks cupboard | Generous front sitting room with bay window overlooking the front garden | To the rear of the ground floor is an impressive, open plan living, dining and kitchen space with modern cabinetry and integrated appliances | The kitchen benefits from a pitched extension with dual Velux's flooding the room with natural light | Integral access to the garage with up and over door.





The staircase then leads up to the first floor and onto three bedrooms | The principal bedroom enjoys a large double room with walk in bay window | Bedroom two is a further comfortable double room | Bedroom three enjoys a single/study | Family bathroom with contemporary three piece suite.

Externally, the property is approached by a block paved driveway for off street parking for one vehicle | To the rear is a substantial westerly facing garden, which is laid predominantly to lawn with a block paved terrace to enjoy the afternoon and evening sun.

Immaculately presented throughout, and offered to the market with No Onward Chain, early viewings are strongly encouraged to appreciate the quality of accommodation on offer at this wonderful family home!

Services: Mains gas, electricity, water & drainage | Tenure: Leasehold | Lease Remaining: 928 Years | Service Charge: TBC | Ground Rent: TBC | Council Tax: Band C | EPC: Rating C

AGENTS NOTE: In accordance with the Estate Agents Act of 1979 all potential purchaser's should be aware the property is owned by a family member of an employee of Sanderson Young

**Price Guide: Offers Over £385,000**





*Floorplans*  
*Coming soon...*





# SANDERSON YOUNG

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