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AUDLEY ROAD, SOUTH GOSFORTH, NEWCASTLE UPON TYNE, NE3

Offers Over £170,000

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Lower 'Tyneside' Apartment with Private West Backing Rear Yard, Priced to Reflect Cosmetic Updating Needed & Offering in Excess of 700 Sq Ft. Of Internal Living Accommodation, Two Good Sized Double Bedrooms, Lounge/Diner, Fitted Kitchen, Family Bathroom Priced & Offered with No Onward Chain!

This two bedroom lower 'Tyneside' apartment is ideally located on Audley Road, South Gosforth. Audley Road, is perfectly placed for access to the local shops and amenities within South Gosforth such as Sainsbury's Local and The Brandling Villa.

The property provides well proportioned living space with a spacious lounge and dining area, feature fireplaces and bay window detailing, while the fitted kitchen offers useful storage and direct access to the outside. Both bedrooms are doubles, with the bay-fronted main bedroom providing a particularly generous space, complemented by a well-appointed family bathroom. Externally, there is a low-maintenance front garden and an enclosed West backing rear courtyard providing useful private outdoor space.

Audley Road also benefits from being within short distance to Gosforth High Street with its restaurants, pubs and cafes, as well as being close to South Gosforth Metro Station offering excellent transport links into Newcastle City Centre and beyond.

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The internal accommodation comprises: an entrance hall with a storage cupboard and access to the main living areas. The lounge and dining area is generously proportioned, with a front-facing bay window, feature fireplace with a stone surround, exposed-style detailing, and fitted shelving. Neutral décor and carpeted flooring continue through the room, with a glazed door providing a connection to the kitchen. There is also useful storage within the room.

The kitchen is fitted with a range of wood-effect wall and base units, contrasting work surfaces and tiled splashbacks. There is a four-ring gas hob with an extractor above, a built-in oven, a stainless steel sink and drainer, and space for freestanding appliances. Tiled flooring runs throughout, while a window provides natural light and a door leads directly outside, adding to the practical layout.

The main bedroom is a particularly generous room with a front-facing bay window, feature fireplace with a decorative surround and ample space for bedroom furniture. A further double bedroom is also provided, with a rear-facing window and carpeted flooring. The bathroom is fitted with a panelled bath, separate shower enclosure with an electric shower, WC and wash basin, with tiled walls and flooring. The accommodation is all arranged on the ground floor.

Externally, the property has a low-maintenance front garden enclosed by a brick boundary wall, with a paved pathway leading to the entrance. To the rear is a spacious enclosed West backing courtyard, finished mainly with hardstanding and enclosed by brick walls, providing a practical outdoor area with gated access.

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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C

