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BROADWAY WEST, GOSFORTH, NE3

Offers Over £160,000

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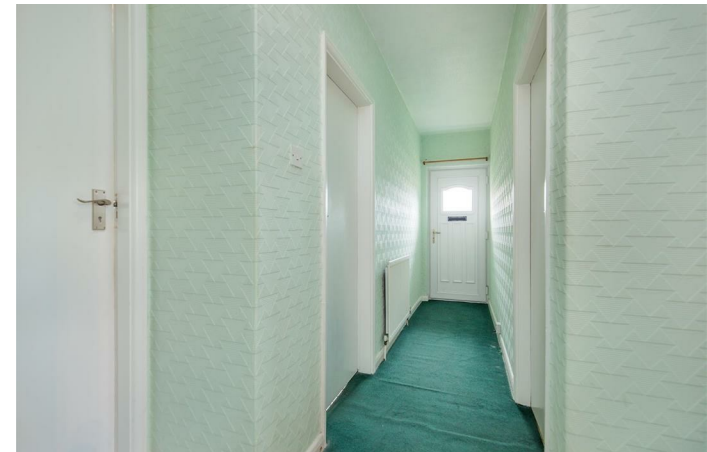
Well-maintained two-bedroom ground-floor apartment on Broadway West, offering versatile accommodation, a private rear garden with no forward chain.

The property provides a welcoming entrance hall with storage, a bay-fronted living room with a feature tiled fireplace and a fitted shaker-style kitchen with wood-effect flooring, metro tiling, and space and plumbing for a washing machine. Both bedrooms are doubles, with the front bedroom offering flexibility as a dining room or additional reception space, while the rear bedroom benefits from a storage cupboard. Outside, there is one an enclosed rear garden with scope for landscaping.

Broadway West is well placed for access to local amenities and everyday conveniences, with a range of shops, cafés and leisure facilities available within the surrounding area. The property also benefits from convenient transport links, providing access towards Newcastle city centre and the wider Tyne and Wear area. With its ground floor arrangement, two double bedrooms, private garden and parking, the apartment offers a practical option for a range of buyers seeking well-located accommodation with potential to add their own stamp.

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The internal accommodation comprises: an entrance hall with fitted carpet and useful built-in storage, providing access to the principal rooms. The generously proportioned living room features a large front-facing bay window, fitted carpet and a traditional tiled fireplace with tiled hearth, creating an attractive focal point.

The kitchen is fitted with cream shaker-style wall and base units, wood-effect work surfaces and matching flooring. White metro-style tiling extends across the working areas, with a stainless steel sink and drainer beneath the rear-facing window. There is space and plumbing for a washing machine, while a rear door provides direct access to the garden.

The front double bedroom is a versatile room with a large front-facing window, fitted carpet and radiator, offering flexibility as a bedroom, dining room or additional reception space. The rear double bedroom has a rear-facing window overlooking the garden, fitted carpet, radiator and useful built-in storage cupboard. The bathroom is fully tiled and fitted with a bath with shower attachment, WC and pedestal wash basin, with wood-effect flooring and a frosted window.

To the front, a paved pathway leads to the entrance, with established planting, mature hedging and low brick walling, together with one off-street parking space. The enclosed rear garden features paved, gravelled and lawned areas, established shrubs and mature trees, with timber fencing and brick boundaries. The property offers a practical and versatile layout throughout, with scope for the next owner to put their own stamp on the accommodation, while the rear garden provides an opportunity to create a landscaped outdoor space to suit individual requirements.



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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING : C

