



 Jan Forster

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Westwood Road | Brunton Park | Newcastle Upon Tyne | NE3 5NL
Offers Over £350,000



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- Desirable Address
- Three Bedrooms
- No Onward Chain
- In Need of Modernisation
- Close To Amenities
- 1930's Semi Detached
- Two Reception Rooms
- Garage and Driveway
- Period Features
- Call For More Information



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**MORE IMAGES
COMING SOON!**

Viewings being booked... register your interest today

 Call **0191 236 2070** for more information

Located on Westwood Road in the ever-desirable Brunton Park, Gosforth, this delightful 1930s three-bedroom semi-detached home will appeal to a wide range of buyers, particularly families and those seeking a well-established home in a highly regarded residential setting.

The location is renowned for its attractive traditional properties, mature surroundings, and convenient access to the amenities of Gosforth.

Offering a wonderful blend of character, practicality and potential, the property provides an excellent opportunity for a new owner to create a home tailored to their own tastes and requirements.

Internally the property briefly comprises to the ground floor: - reception hallway, spacious lounge with a bow window, dining room with French doors to the rear and a kitchen with rear garden access.

To the first floor there are three good-sized bedrooms along with a family bathroom WC and separate WC.

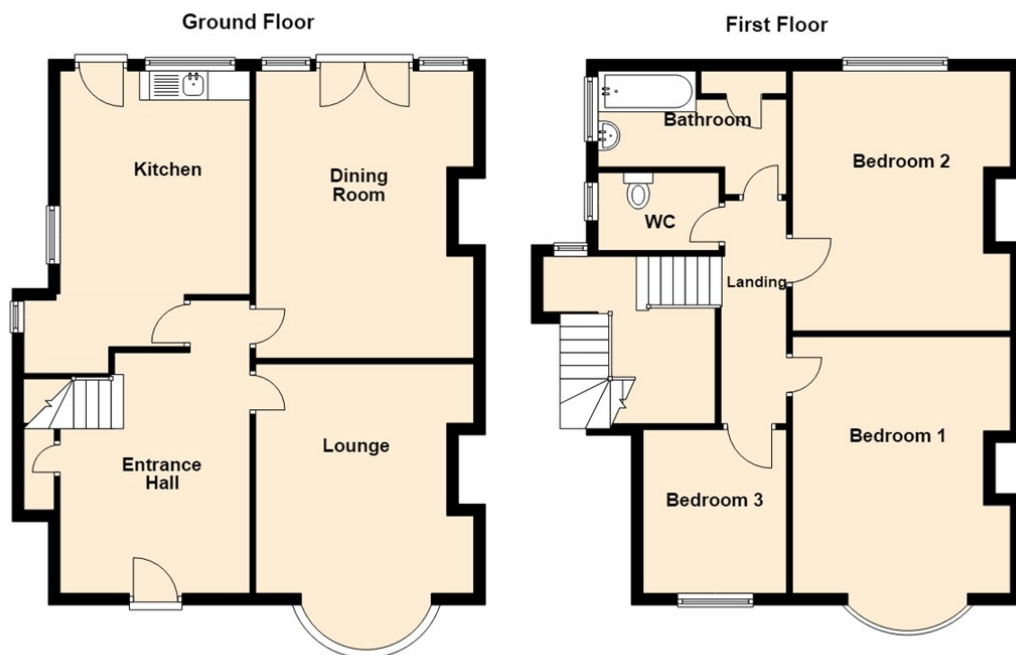
Externally to the front, there is a garden and double length driveway offering ample off-street parking leading to the garage. To the rear, there is a well-stocked garden with a generous lawn.

Viewing is an absolute must. For more information and to book your viewing please call our team on 0191 236 2070.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band: D



Lounge 12'9" x 11'10" (3.91 x 3.62)

Dining Room 14'5" x 11'10" (4.41 x 3.63)

Kitchen 10'5" x 12'0" (3.20 x 3.68)

Bedroom One 13'2" x 11'11" (4.03 x 3.64)

Bedroom Two 13'8" x 11'11" (4.19 x 3.64)

Bedroom Three 9'0" x 8'3" (2.76 x 2.54)

The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(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

