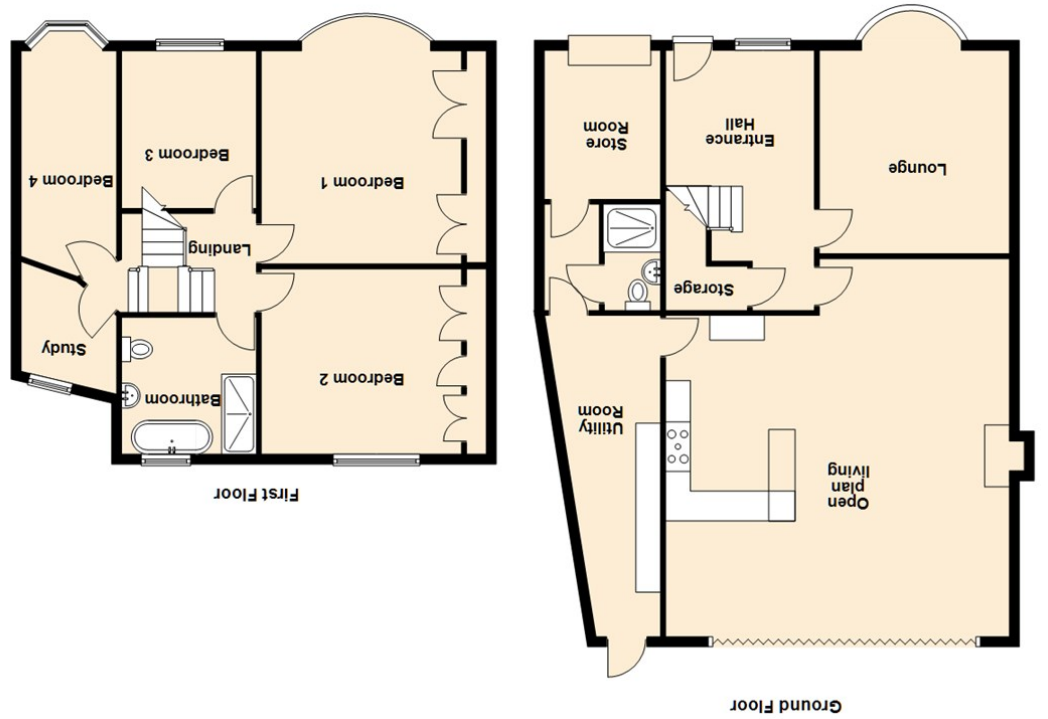


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The difference between house and home

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (82 plus)
	B (81-81)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	71
Potential	80



- Lounge 12'6" x 15'10" (3.82 x 4.85)
- Kitchen Diner/ Family Room 22'10" x 25'1" (6.96 x 7.65)
- Bedroom One 11'3" x 16'4" (3.43 x 4.99)
- Bedroom Two 10'2" x 12'10" (3.11 x 3.93)
- Bedroom Three 10'8" x 10'2" (3.27 x 3.11)
- Bedroom Four 14'11" x 7'6" (4.56 x 2.31)
- Study 6'9" x 5'1" (2.06 x 1.57)





- Semi-Detached House
- Beautifully Presented
- Two Bathrooms
- Desirable Area
- Transport Links
- Fully Renovated
- Four Bedrooms
- Driveway
- Local Facilities
- Council Tax Band *D*



This stunning and substantially extended 1930's semi-detached home, is positioned on the ever-desirable Great North Road in Brunton Park, Gosforth. The property will appeal to the growing family and those looking to upsize.

Internally the property briefly comprises to the ground floor: imposing entrance hallway with turn around staircase and storage, bright and airy lounge with a bay window and a breathtaking open plan kitchen diner/ family room with a wood burning stove, fitted shaker style units, complementing work surfaces, breakfast bar, roof lights and bi-fold doors that effortlessly blend indoor and outdoor living. There is also a handy utility room and ground floor WC/shower. To the first floor there are four good sized bedrooms, a study, and an opulent family bathroom WC with four-piece suite including a free-standing bathtub. Further benefits include gas central heating and double glazing.

Externally there is a paved driveway to the front for off street parking leading to storage space with garage door access. There is also a beautiful West-facing rear garden with decking, a well-maintained lawn and planted borders. An ideal space to relax in the warmer months.

The exact location offers easy access to a variety of local amenities such as cafes, shops, and a post office. Additional facilities, including charming cafes, a diverse selection of restaurants, and numerous shops, can be found within walking distance on Gosforth High Street. Nature enthusiasts will also appreciate the excellent green spaces nearby- perfect for outdoor enjoyment. There are excellent transport connections nearby, including regular bus routes and the metro service to Newcastle city centre, as well as the A1 highway.

For more information and to book a viewing, please call our Gosforth branch on 0191 236 2070.

Tenure

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

Council tax band *D*.

