

BRUNTON

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PARK AVENUE, GOSFORTH, NEWCASTLE UPON TYNE, NE13

£67,500

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Well-presented three-bedroom ground floor flat situated within a secure, purpose-built development in the popular residential area of Gosforth, offering convenient access to a range of local amenities.

The property provides practical and well-balanced accommodation, featuring a fitted kitchen, a comfortable lounge, and three bedrooms with fitted furniture. Dual access to the property, both privately and via a communal entrance, adds to the overall flexibility and appeal, while the shower room completes the internal layout. Externally, the development is arranged around a central courtyard with resident parking and secure gated access.

Gosforth is a highly sought-after area, offering a wide selection of shops, cafés and restaurants, along with excellent transport links including nearby Metro stations and easy access to Newcastle city centre and the A1. The area is also well regarded for its green spaces and local amenities, making it a popular choice for a variety of buyers.

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The internal accommodation comprises: a private external entrance door leading directly into the kitchen, which is fitted with a range of wall and base units and offers space for a freestanding cooker and fridge-freezer. From the kitchen, there is access into a central hallway which runs through the property and provides access to all principal rooms. In addition, the property benefits from a second secure access point via a communal entrance and staircase, offering flexibility and convenience.

The lounge is positioned at the end of the hallway, providing a comfortable main living space. There are three bedrooms in total, with two well-proportioned double rooms and a third single bedroom, all of which benefit from fitted furniture including wardrobes and desk space, making them ideal for a variety of uses. The accommodation is completed by a family shower room, fitted with a walk-in shower, WC and wash hand basin.

Externally, the property forms part of a purpose-built development arranged around a central courtyard, which provides resident parking. The development benefits from a secure gated entrance with keypad access for both vehicles and pedestrians, enhancing both privacy and security.



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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING : D

