

# BRUNTON

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## RESIDENTIAL



**SALTERS ROAD, NEWCASTLE UPON TYNE, NE3**

**Offers Over £395,000**



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Fantastic Victorian Terraced Home Placed Over Two Storeys, Boasting in Excess of 1600 Sq ft of Internal Living Space, with an Impressive Dual Aspect 30ft Reception Room, 21ft Kitchen/Breakfast Room, Four Good Sized Bedrooms Including Three Doubles, Re-Fitted Family Bathroom plus Ground Floor W.C. & Utility, Private South Facing Front Garden & Private Rear Yard with Off Street Parking!

This great family home enjoys a well balanced and thoughtfully arranged layout, including a spacious kitchen that sits at the heart of the home, ideal for family life and entertaining. There are four well-proportioned bedrooms across the upper floor, served by a well-appointed family bathroom, alongside flexible reception space that retains many original features and character. The layout offers both practicality and comfort, making it well suited to modern living while preserving its period appeal.

Perfectly situated just a stone's throw from outstanding local schooling and ideally located on Salters Road, Gosforth. Salters Road is ideally situated within walking distance to the shops, cafés and restaurants of Gosforth High Street, as well as Gosforth's Central Park and Regent Centre Metro Station. The property is also within walking distance to Archibald First School, providing direct access to one of the city's highly regarded state primary schools.



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The internal accommodation comprises: an entrance lobby which leads through into the main entrance hallway, providing access to the staircase to the first-floor landing, the principal reception rooms and the kitchen positioned to the rear of the property.

Immediately to the left of the entrance hallway is the front reception room, a fantastic space featuring tall ceilings, ornate cornicing, fitted alcove units and a wood-burning stove. The wall between this room and the rear dining room has been removed to create an impressive open-plan arrangement, allowing natural light to flow from the front through to the rear of the house. The dining area also benefits from fitted alcove units and enjoys views over the rear garden.

The kitchen is well proportioned and fitted with a range of wall and base units along with integrated appliances, and leads through to a useful utility room at the rear. The utility space is plumbed for a washing machine and dryer, finished with tiled flooring and provides access to the rear garden. Just off the utility room is a convenient ground-floor WC, installed by the current owners and finished with tiled flooring and part-tiled walls.

The first-floor landing provides access to four bedrooms and the family bathroom. One of the bedrooms is a comfortable double overlooking the rear garden, while bedrooms one and two are both well-sized doubles featuring tall ceilings and ornate cornicing. The fourth bedroom is currently used as a nursery but would also suit use as a study, office or additional bedroom. The re-fitted family bathroom completes the first-floor accommodation and is fitted with a three-piece suite and part-tiled walls.

Externally, the property benefits from a fantastic rear garden which also provides off-street parking, a rare feature for this central Gosforth location. To the front is a delightful south-facing garden, laid mainly to lawn with established hedged boundaries.

Double glazed throughout and with gas 'Combi' boiler, this rare excellent family home simply demands early inspection!





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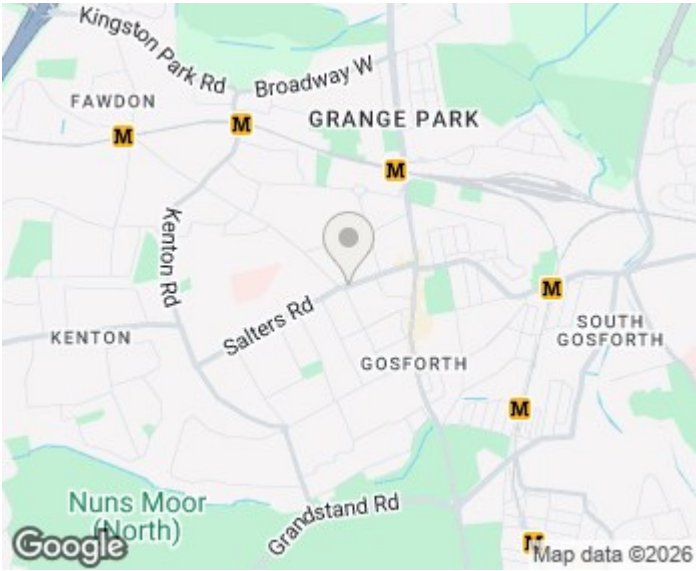
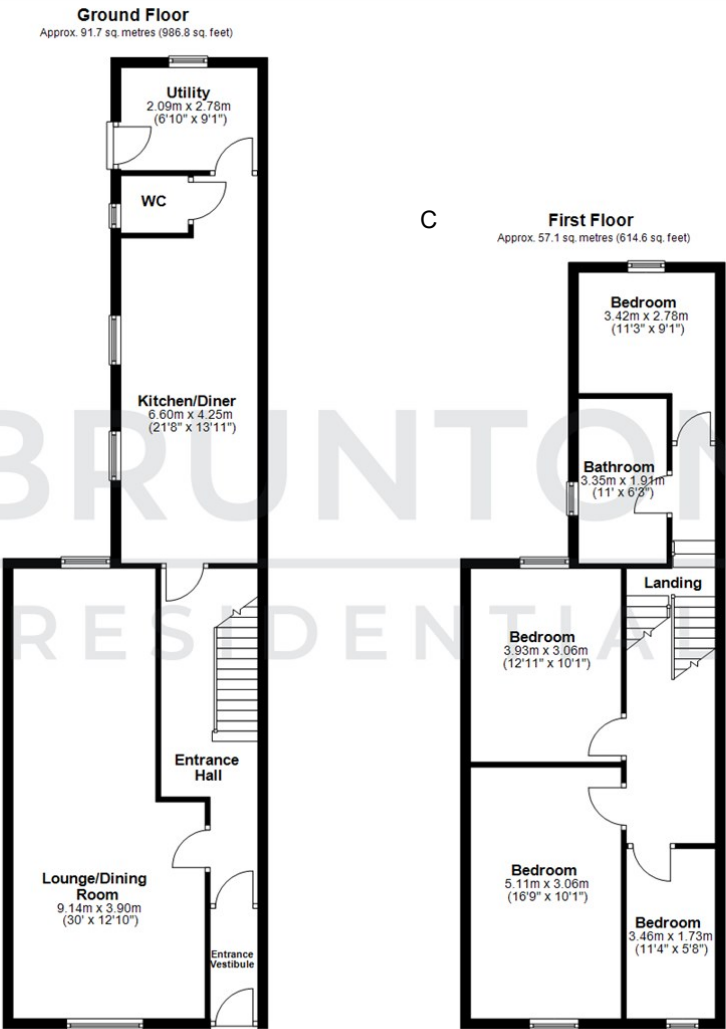
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(81-plus) A		
(61-91) B		
(49-60) C		
(35-48) D		
(21-34) E		
(11-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC