



Great North Road Brunton Park

An opportunity to purchase this well proportioned and extended semi detached house located within the much sought after Brunton Park development in Gosforth. The property occupies a generous corner plot and benefits from three reception rooms together with four bedrooms three of which are doubles. It also features a ground floor shower room, good size kitchen with integrated appliances, and utility. There is a pleasant south westerly facing garden to the rear with secluded lawned garden to the front with ample off street parking and attached garage. There are local shops nearby as well as frequent transport links into central Gosforth and Newcastle city centre. There are also excellent schools within the area.

Offers Over **£400,000**

0191 284 7999

12 Gosforth Shopping Centre, Gosforth, NE3 1JZ

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www.rookmatthewssayer.co.uk
gosforth@rmsestateagents.co.uk



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ENTRANCE DOOR LEADS TO:

ENTRANCE VESTIBULE

Entrance door, timber clad ceiling, double glazed window to front, exposed brick walls, quality fitted flooring.

RECEPTION HALL

Original panelling to walls capped with plate rock, staircase to first floor, radiator.

SHOWER/W.C.

Step in shower cubicle with mains shower, low level WC, pedestal wash hand basin, part tiled walls, vaulted ceiling with windows, radiator, spotlights.



RECEPTION ROOM ONE 14'10 (into bay) x 11'10 (into alcove) (4.52 x 4.52m)

Double glazed bay window, coving to ceiling, original tiled period fireplace, radiator.

RECEPTION ROOM TWO 22'3 x 11'10 (6.78 x 4.52m)

Double glazed window to rear, wood effect fireplace with marble inset and hearth, television point, wall light points, double glazed French door.

RECEPTION ROOM THREE 16'7 x 7'10 (plus recess) (5.05 x 2.39m)

Double glazed window to front, two understairs cupboards, radiator.



KITCHEN 13'10 x 10'11 (max) (4.22 x 3.33m)

Fitted with a range of wall and base cupboards, combination of solid wood and granite worktops with panel splash back, sink unit, built in gas over, built in gas hob, extractor hood, part tiled walls, built in dishwasher and washing machine, part vaulted ceiling with Velux window, spotlights, radiator, double glazed window to rear.

UTILITY

Solid wood worktops, Belfast sink, space for automatic washer, part vaulted ceiling with spotlights and window, door to garage, radiator.

FIRST FLOOR LANDING

Double glazed window to front and rear, split staircase.



MASTER BEDROOM 15'5 x 11'10 (4.70 x 3.61m)

Wide double glazed bay window to front, range of wardrobes, coving to ceiling, two radiators.

BEDROOM TWO 11'10 (into wardrobes) x 14'9 (3.61 x 4.50m)

Double glazed window to rear, radiator.

BEDROOM THREE 16'6 (into wardrobes) x 7'11 (5.03 x 2.41m)

Double glazed window to front, radiator.

BEDROOM FOUR 9'7 x 7'10 (2.92 x 2.39m)

Double glazed window to front, radiator.

BATHROOM

Two piece suite comprising panelled bath with spray shower attachment, pedestal wash hand basin, part tiled walls, tiled flooring, radiator, double glazed frosted window to rear, recessed spotlights.

SEPARATE WC

Low level WC, double glazed frosted window to side.

FRONT/SIDE GARDEN

Laid mainly to lawn, mature shrub and trees.

REAR GARDEN

Laid mainly to lawn, sunny aspects, patio area, high degree of privacy, mature trees and shrubs.

GARAGE

Attached.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

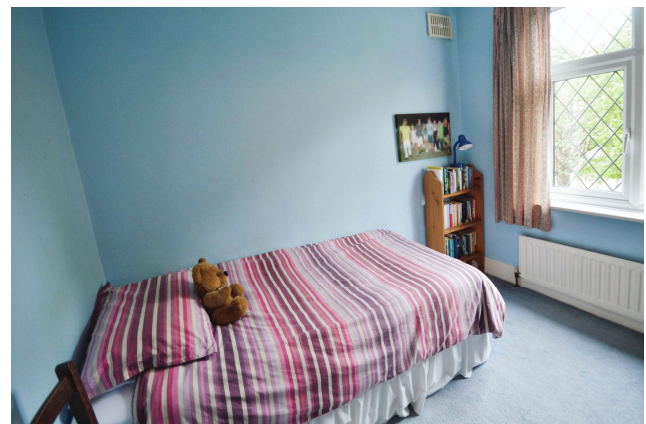
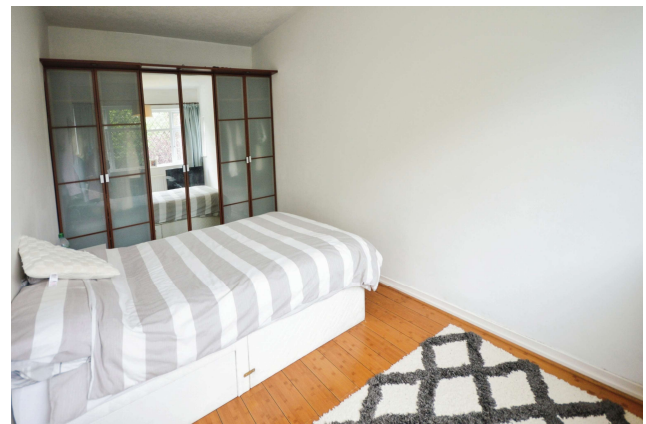
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: E

EPC RATING: D

GS00014993.DJ.PC.22.05.24.V.2



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

