

# BRUNTON

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RESIDENTIAL



**GREENFIELD ROAD, BRUNTON PARK, NE3**

**Offers Over £350,000**

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**FOUR BEDROOMS – SEMI-DETACHED – SOUGHT-AFTER LOCATION - SOUTH FACING GARDEN**

Brunton Residential are delighted to offer for sale this well-presented four-bedroom semi-detached home, located on Greenfield Road within Brunton Park in Gosforth.

This property has been extended to offer four well-sized bedrooms, one benefitting from a wall of fitted wardrobes. This property further benefits a utility room, an open-plan lounge/dining area which has been extended to the rear, and a lovely enclosed rear garden with a variety of plants/trees.

Situated in Gosforth, this property offers an excellent mix of local amenities, well-regarded schools, parks, and strong transport links.

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Upon entering the property, you are welcomed into an entrance vestibule featuring a large framed window overlooking the front of the property. From here, a door leads into an inner hallway with stairs leading to the first floor.

At the end of the hallway, you'll find a spacious open-plan lounge/diner, complete with a feature fireplace and a bay window to the front. The dining area is positioned to the rear and provides direct access to the garden via a rear door.

Leading from the dining area is a well-equipped kitchen, fitted with a range of floor and wall units, integrated appliances, wood-effect flooring, and a window overlooking the rear garden. A useful storage cupboard is also located within the kitchen.

The kitchen provides access to a generous utility room, offering additional floor and base units, wood worktops, and doors giving access to both the front and rear of the property and into a WC.

Upstairs, the first floor accommodates four well-proportioned bedrooms, one of which benefits from fitted wardrobes and a bay window. A shower room serves the bedrooms and is fitted with wood-effect flooring, a shower cubicle, wash basin, and WC.



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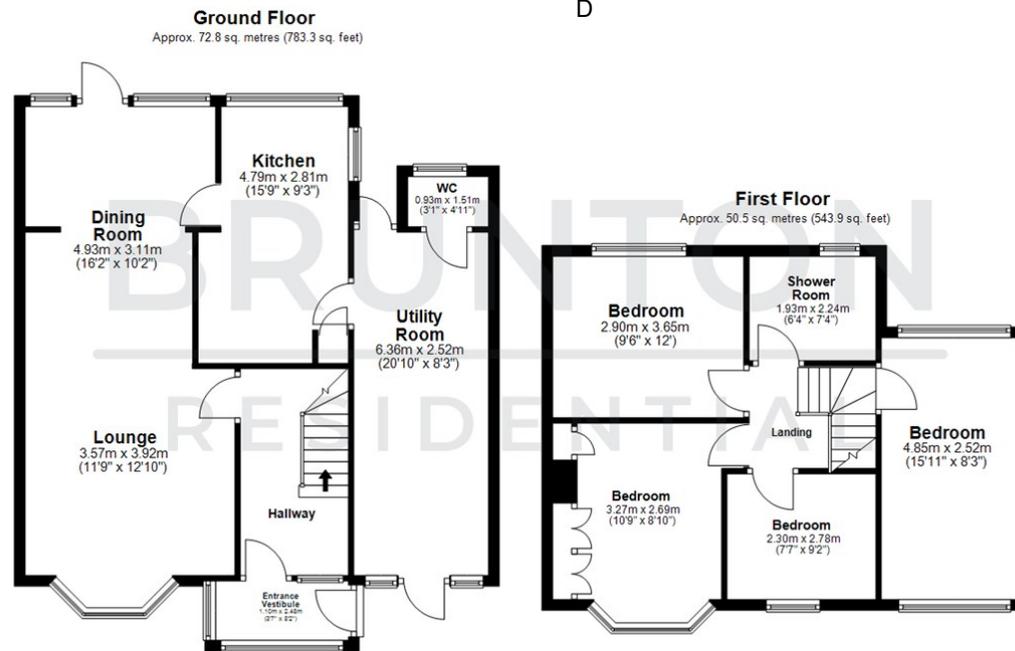
## RESIDENTIAL

TENURE : Freehold

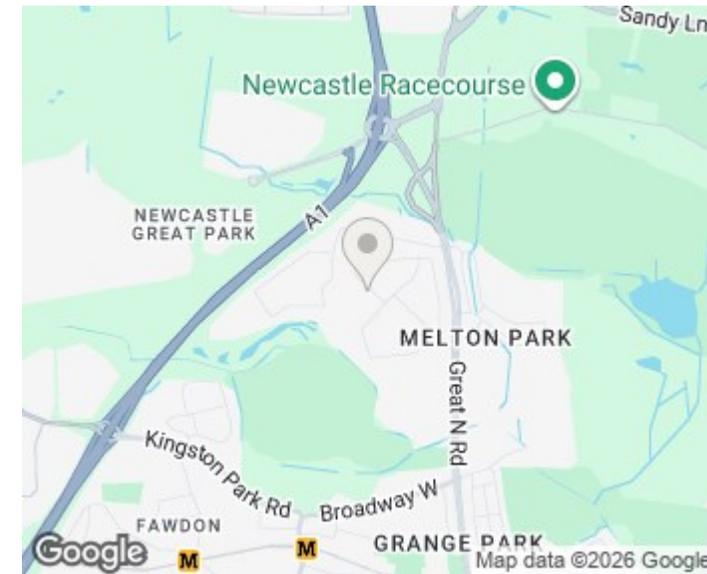
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING :



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		