

# BRUNTON

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## RESIDENTIAL



**AUDLEY ROAD, NEWCASTLE UPON TYNE, NE3**

**Offers Over £175,000**

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**Three Bedroom Upper 'Tyneside' Flat with Private West Backing Rear Yard & Boasting on Excess of 750 Sq ft. Priced to Reflect Cosmetic Updating Needed and Offered with No Onward Chain! \*\*Vendors To Extend Lease To 999 Years Prior To Completion\*\***

**This three bedroom upper 'Tyneside' flat is ideally located on Audley Road, South Gosforth. Audley Road, is perfectly placed for access to the local shops and amenities within South Gosforth such as Sainsbury's Local and The Brandling Villa.**

**Audley Road also benefits from being within short distance to Gosforth High Street with its restaurants, pubs and cafes, as well as being close to South Gosforth Metro Station offering excellent transport links into Newcastle City Centre and beyond.**

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The internal accommodation briefly comprises: Entry into a hallway with stairs rising to the first-floor landing, which provides access to three well-proportioned bedrooms, including the principal, featuring a front-aspect bay window.

To the rear of the home, there is a good-sized reception room with useful storage cupboards and access into the kitchen. The kitchen is fitted with fitted wall and base units, tiled flooring, and leads through to a rear hallway with a door opening into the courtyard garden. From here, there is access to the family bathroom, equipped with three-piece suite including a bath with overhead shower, wash-hand basin, and WC.

Externally, the property enjoys a charming town garden to the front with established planting, while to the rear lies an enclosed west backing courtyard with access to the rear service lane.

Fully double glazed throughout with gas 'Combi' boiler and offered with no onward chain, early viewings are deemed essential!



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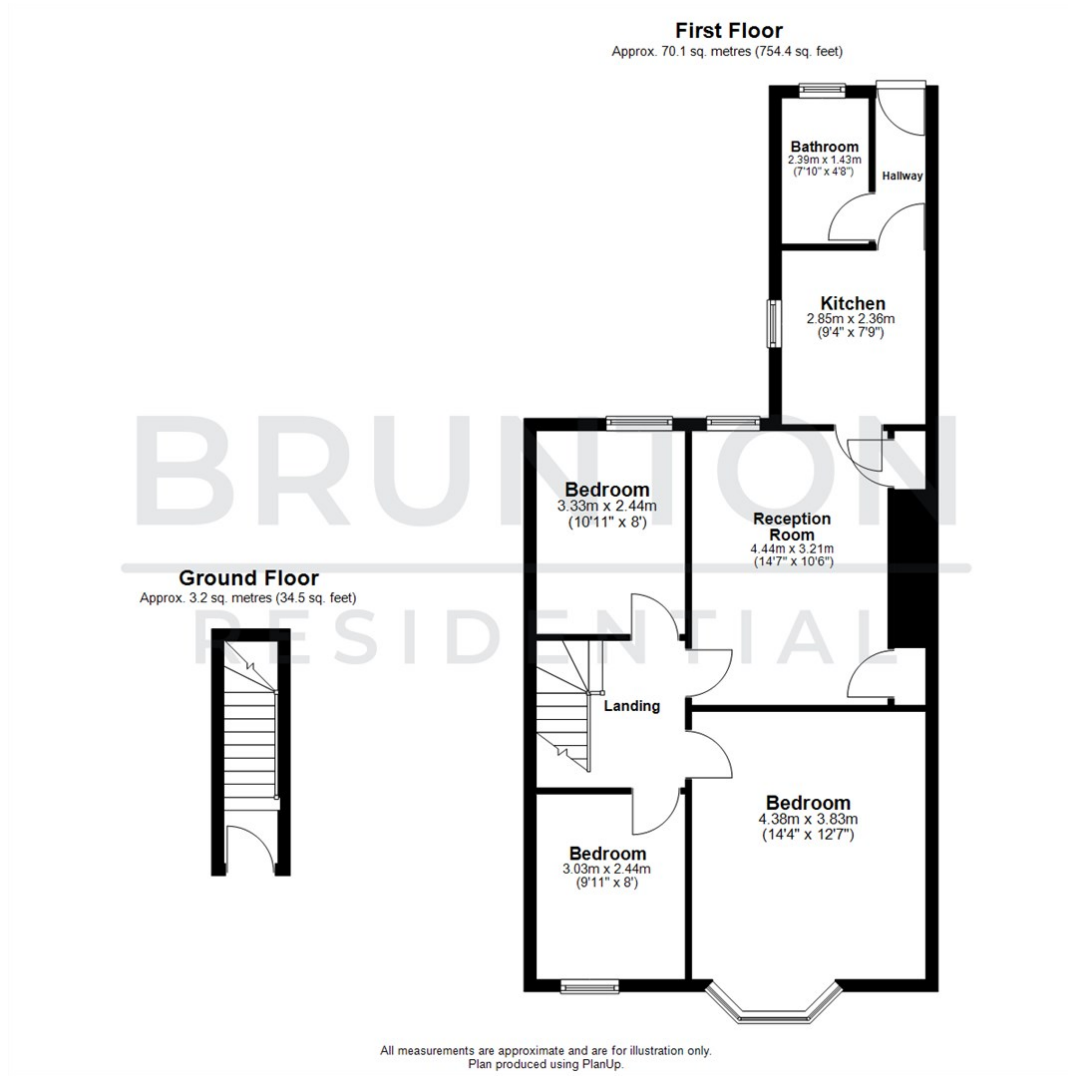
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING : D



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			
		66	
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	