

# BRUNTON

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## RESIDENTIAL



**ARCHIBALD STREET, NEWCASTLE UPON TYNE, NE3**

**Offers Over £385,000**

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Well-Presented Three-Bedroom Terraced Home Offering Well-Balanced Accommodation Arranged Over Two Floors, with a Superb & Extended 20ft Open Plan Kitchen, Dining and Family Space, Lovely Lounge, Three Bedrooms, Contemporary Re-Fitted Family Bathroom with Garden plus Off Street Parking for Two Vehicles!

This excellent, period end terrace home is perfectly situated just a stone's throw from outstanding local schooling and is ideally located on Archibald Street, Gosforth. Archibald Street, which is tucked just off from Salters Road and Regent Avenue, 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 itself has undergone a complete transformation with an excellent ground floor extension and further modernisations throughout. The property is also placed directly opposite 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: a welcoming entrance hall which has stairs to the first floor, and provides access to a bright lounge with a feature fireplace and a large front-aspect window. Back into the hallway, there is access to the spacious open-plan kitchen, dining and living room. The kitchen enjoys a range of modern wall and base units, integrated appliances and a long central island, providing the perfect space for everyday family living. This space also enjoys a Velux window along with a rear-asepct window and bi-fold doors leading out onto the rear garden - all bringing plenty of natural light into the space.

Stairs lead to the first-floor landing, which provides access to three well-proportioned bedrooms, all of which benefit from built-in storage and aspects over the rear and front of the property. A well-appointed family shower room serves the bedrooms and completes the upstairs accommodation, with tiled floors and walls and a three-piece suite.

Externally, to the front, the property enjoys a pleasant town garden, whilst to the rear, a rear garden is enclosed with timber fencing. The garden is laid mainly to lawn, but also benefits from off street parking for two cars. Fully double glazed throughout, this superb family home simply demands inspection!



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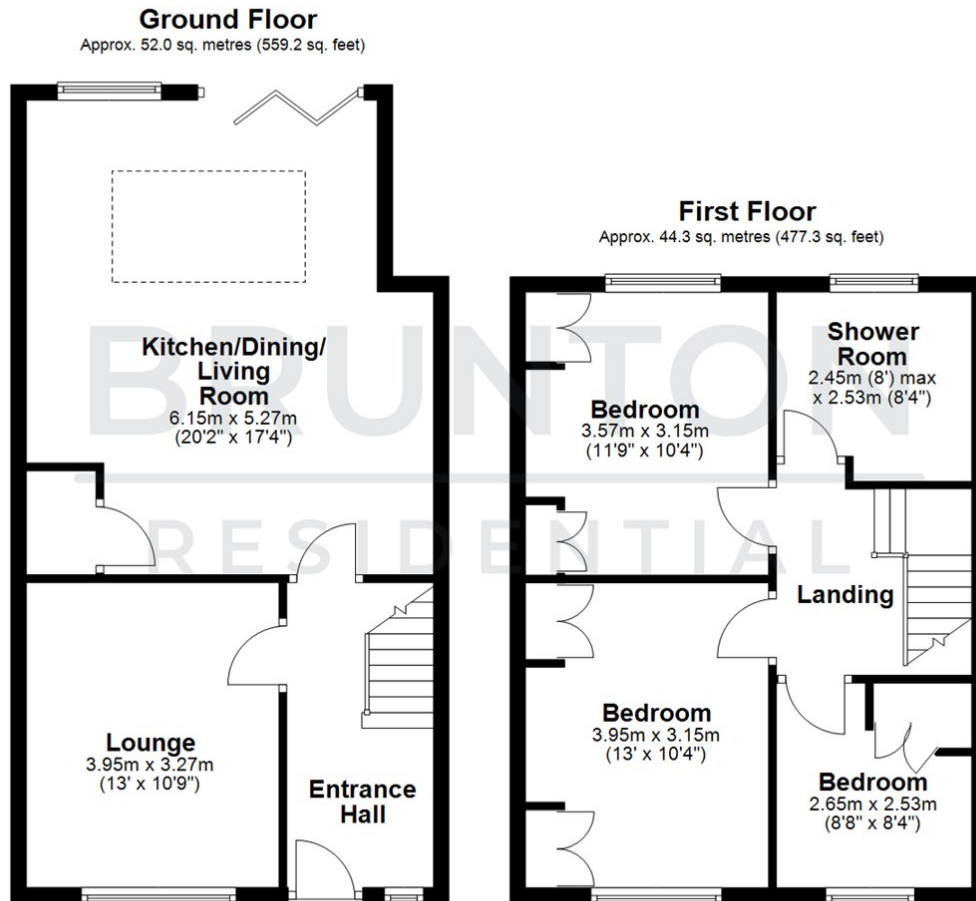
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TENURE : Freehold

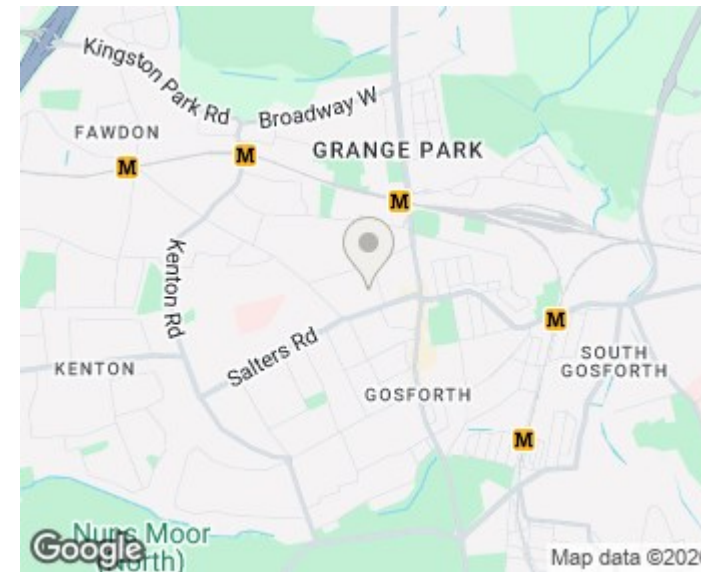
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : C



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>			<b>84</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			
		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			
		EU Directive 2002/91/EC	