

# BRUNTON

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RESIDENTIAL



**NORTHUMBERLAND AVENUE, GOSFORTH, NE3**

**Offers Over £825,000**

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Substantial Semi-Detached Family Home, Ideally Positioned on the Highly Regarded Northumberland Avenue in Central Gosforth, Boasting Over 2,277 Sq Ft of Generous Accommodation Across Three Floors, Entrance Lobby, Separate Living Room, Dining Room, Rear Conservatory, Kitchen/Breakfast Room, Utility Room, Ground Floor Shower Room, Four Good Bedrooms, Family Bathroom, En-Suite Shower Room, Integral Garage & Workshop plus a Delightful South Facing Garden

This substantial semi-detached family home is perfectly positioned on the highly sought-after Northumberland Avenue in the heart of central Gosforth. Northumberland Avenue, accessed from both Elmfield Park and Salters Road, is ideally placed within walking distance of the boutique shops, cafes and restaurants of Ashburton Road, whilst also providing effortless access to Gosforth High Street, outstanding local schooling and the lovely Elgy Green. Commuters are equally well served, with Newcastle City Centre, the RVI and Freeman Hospitals and both Universities all within approximately 10 minutes' reach.

This is A Rare Chance to Place Your Own Stamp on a Fine Family Home in One of Gosforth's Most Prestigious Streets!



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The internal accommodation comprises: Entrance lobby leading through to a central entrance hall with stairs rising to the first floor. To the rear, is a generous 17ft living room which offers excellent proportions and great natural light with double doors leading into a separate dining room/reception room, and provides a fine, formal dining space with door into the conservatory/garden room.

To the very rear of the property is a superb conservatory, which extends the ground floor living space considerably and enjoys a lovely outlook over the south facing garden and provides a wonderful further living space. This space also provides French doors leading out onto the terrace and gardens.

The kitchen/breakfast room is located to the front of the property and is well equipped with a Rangemaster Elan double oven, extensive modern cabinet storage and granite worktops. A useful utility room leads off from the kitchen, with a ground floor shower room and access to an integral garage workshop which completes the ground floor accommodation.

The stairs lead to the first floor landing which gives access to four well-proportioned bedrooms. The principal bedroom is a fine room of excellent size, served by a private en-suite shower room. Bedroom two is similarly generous, with bedrooms three and four completing the bedroom accommodation. A family bathroom and separate WC serve the remaining bedrooms, with the second floor providing a further fantastic, versatile space, which the current owners have utilised in a number of ways over the years, including as a bedroom, office and study. Currently set up as a studio, this great space is sure to appeal to families looking for additional flexible living space.

Externally, the property sits on a superb plot with a delightful a south facing lawned garden, with useful side access to the rear of the property.

20 Northumberland Avenue represents an excellent opportunity to acquire a rare to the market home, with an enviable plot, in a highly sought after location and early viewings are strongly recommended.



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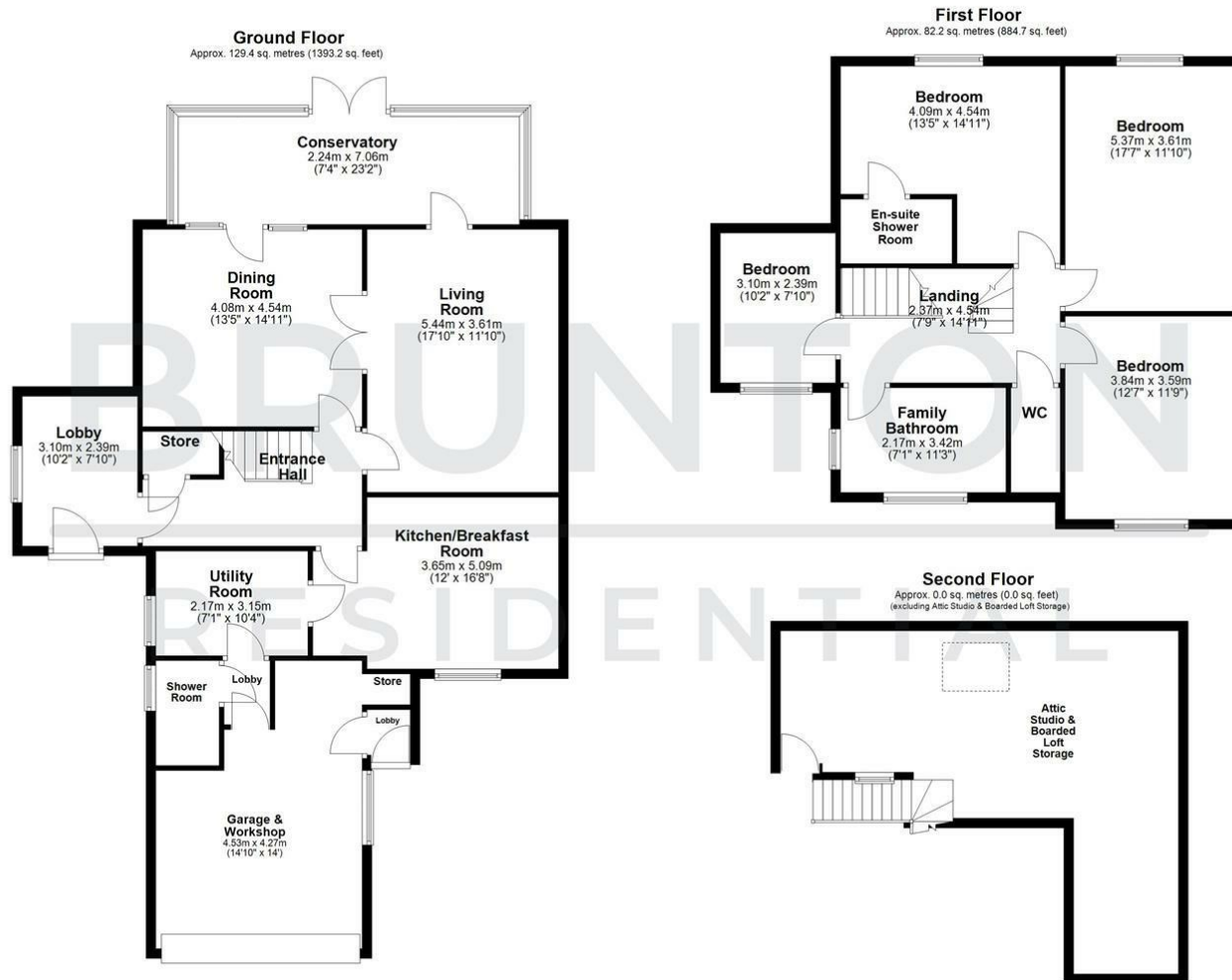
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TENURE : Freehold

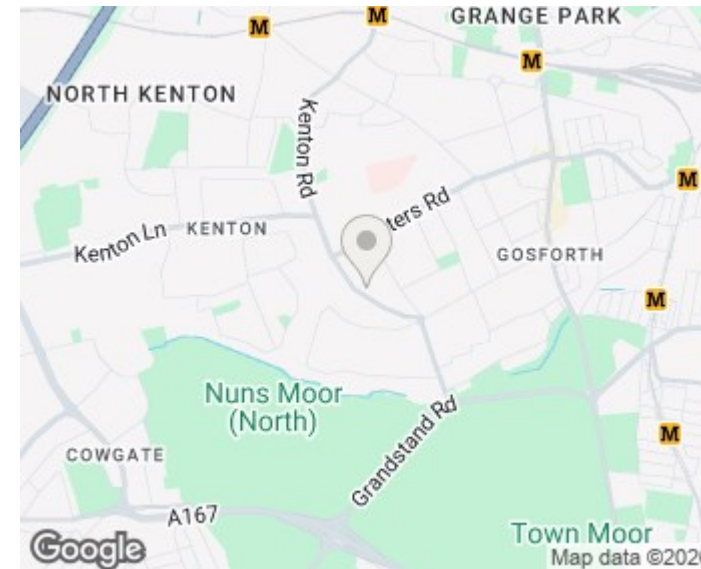
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : F

EPC RATING : D



Total area: approx. 211.6 sq. metres (2277.9 sq. feet)



| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
|   |   | 59                      | 71        |
| 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)   | A |                         |           |
| (81-91)   | B |                         |           |
| (69-80)   | C |                         |           |
| (55-68)   | D |                         |           |
| (39-54)   | E |                         |           |
| (21-38)   | F |                         |           |
| (1-20)  | G |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |   |                         |           |
|   |   |                         |           |
| England & Wales   |   | EU Directive 2002/91/EC |           |