

BRUNTON

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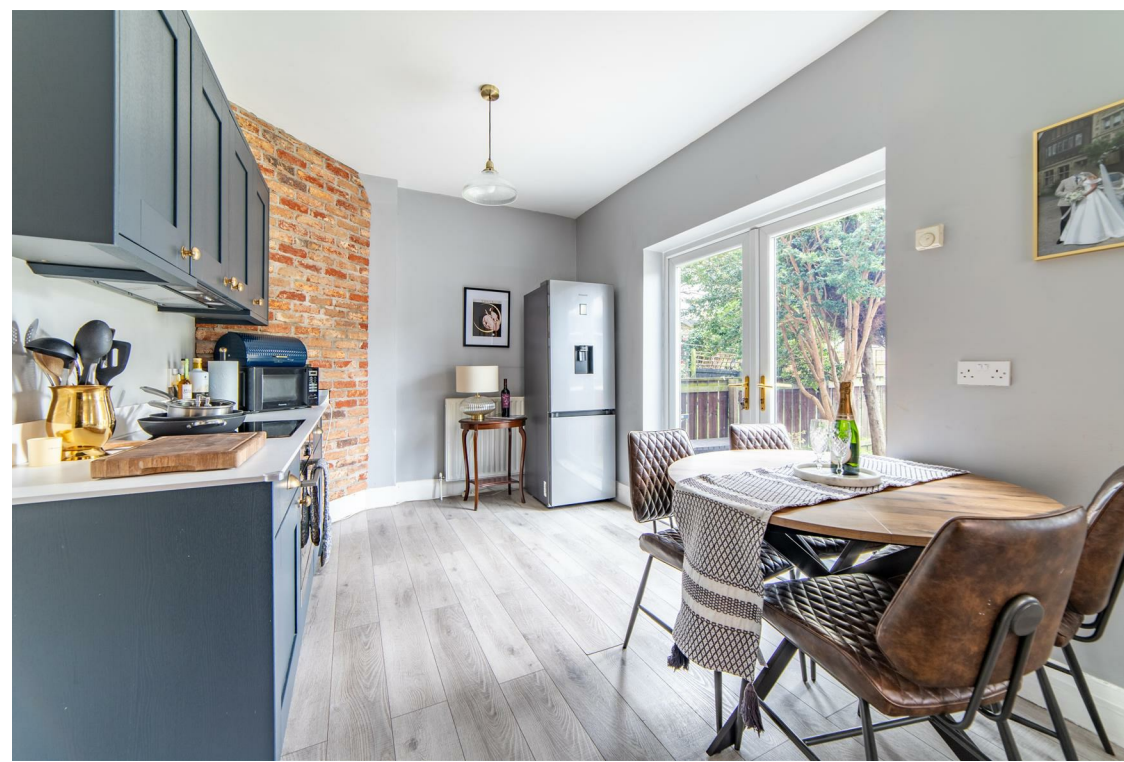
REGENT ROAD NORTH, NEWCASTLE UPON TYNE, NE3

Offers Over £250,000

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Well-Presented Semi Detached Home with a Wonderful 16ft Re-Fitted Kitchen/Diner plus Separate Living Room, Two Great Double Bedrooms, Including a 16ft Master, Family Bathroom, Off Street Parking & West Backing Rear Gardens!

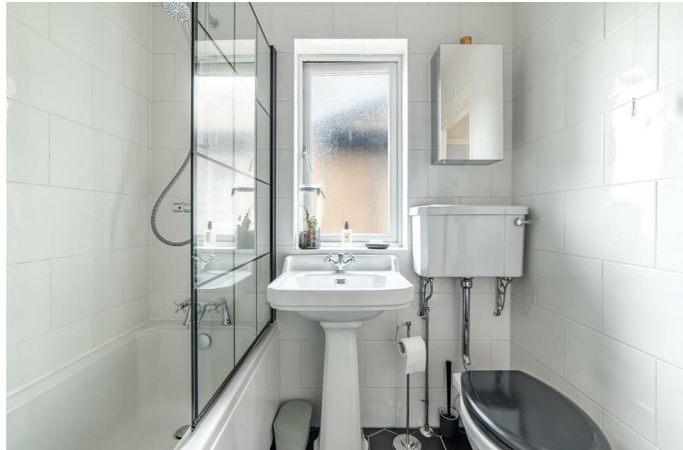
This charming, semi-detached home is perfectly positioned to the west backing side of Regent Road North, Gosforth. Regent Road North, which is nestled behind Gosforth High Street and tucked just off from Salters Road, is ideally placed to provide direct access to everything central Gosforth has to offer including the countless shops, cafes, restaurants and amenities of Gosforth High Street as well as Gosforth's Central Park and Regent Centre Metro Station.

Arranged over two floors, this move-in-ready home includes a bright living room and a wonderful ref-fitted kitchen/diner on the ground floor, with two bedrooms and a family bathroom positioned on the first floor. Externally, the property benefits from a great west backing enclosed rear garden whilst to the front off-street parking can be found.

Regent Road North is also located just a stones throw from outstanding local schooling including Archibald First School, providing direct access to one of the city's most highly regarded state primary schools.

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The internal accommodation comprises: a welcoming entrance porch leading into a hallway with stairs leading up to the first floor, with the living room positioned to the left. The living room is bay fronted and features a fireplace, creating a comfortable main reception space, while the hallway also provides access through to the kitchen diner at the rear.

To the rear of the property, the kitchen/diner provides a stylish and well-arranged space with fitted units, an integrated hob and oven, and plumbing for a washing machine. There is space for dining, and French doors open directly out to the rear garden, allowing for plenty of natural light. A further door leads through to a rear porch which also overlooks the garden.

The first floor landing gives access to one generous double bedroom, a smaller double bedroom, and the family bathroom. The main bedroom includes a recessed storage area, which could be adapted for clothing storage, while the second bedroom offers a versatile space suitable for a range of uses. The bathroom is fully tiled and fitted with a bath with a shower over, a wash hand basin, and a WC.

Externally, the property benefits from a front garden area and off road parking. To the rear, there is a wonderful enclosed west backing garden mainly laid to lawn with patio space and planted borders, along with a garden shed.



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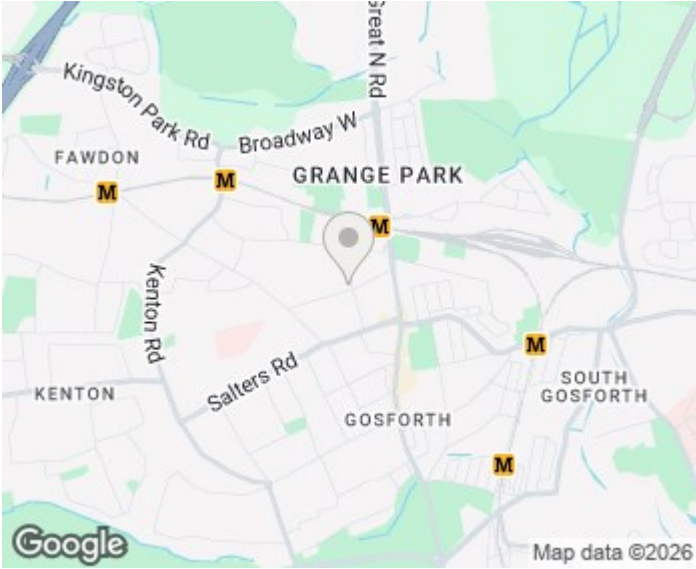
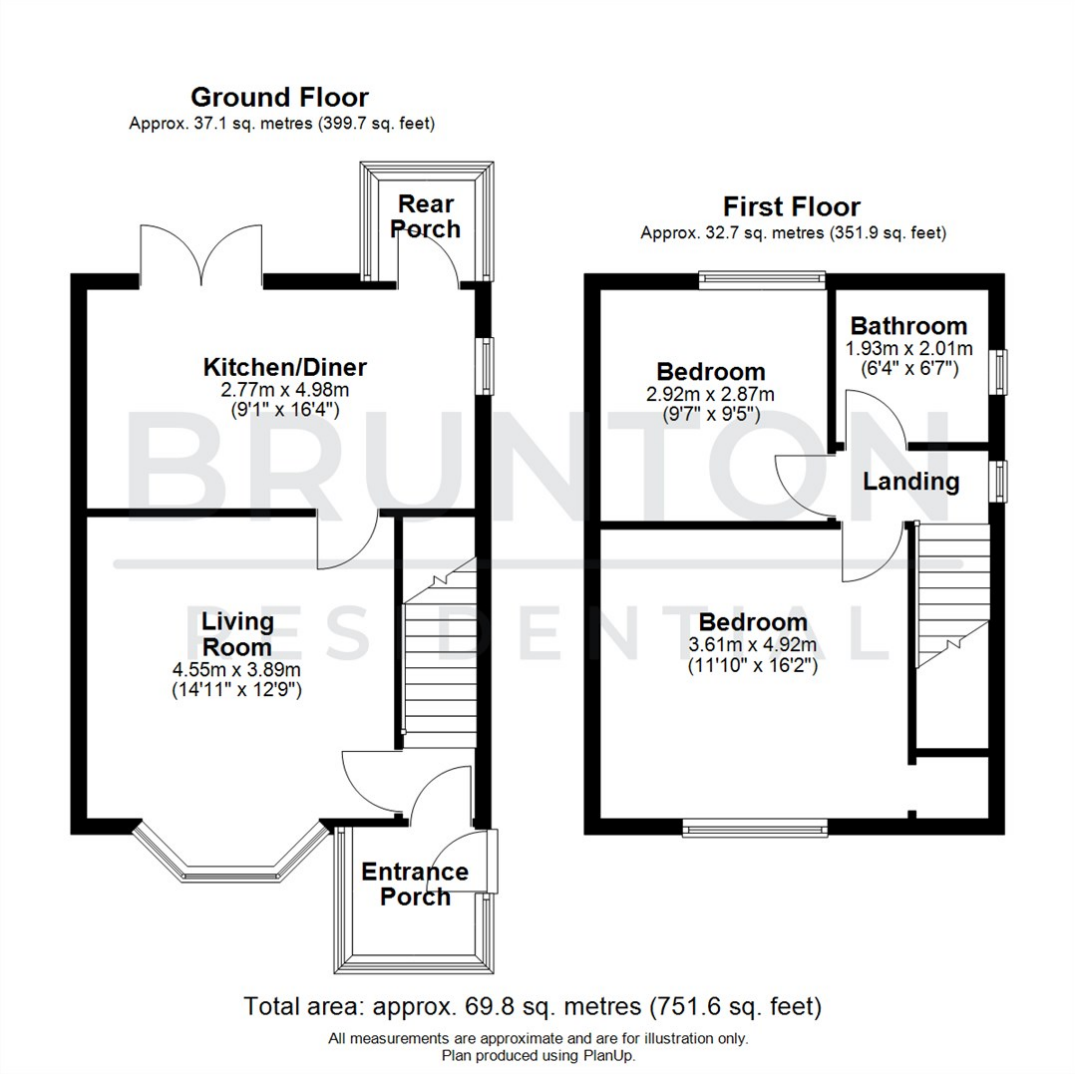
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING :



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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		