

# BRUNTON

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RESIDENTIAL



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

**Offers Over £365,000**

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Stylish & Fully Refurbished Mid-Terrace Offering Well-Balanced Accommodation Arranged Over Two Floors with a Superb Open Plan Kitchen/Diner, Lovely Lounge, Three Bedrooms, Contemporary Re-Fitted Family Bathroom & Great Landscaped Private Rear Garden plus Potential for Off Street Parking for Two Vehicles & Available with No Onward Chain!

This excellent, period mid 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 been fully transformed by a comprehensive refurbishment, and now features modern finishes and a well-considered design. The accommodation comprises a welcoming entrance hall with a ground-floor WC, a bay-fronted living room filled with natural light, and a spacious open-plan kitchen/diner to the rear with integrated appliances and French doors opening onto the landscaped rear garden. Upstairs, there are two generous double bedrooms, a third bedroom suitable as a nursery or home office, and a well-appointed family bathroom. Externally, the property benefits from a charming front town garden and a great enclosed landscaped rear garden with lawn and patio areas.

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 with stairs to the first floor and a convenient ground-floor WC. To the left, a living room enjoys aspects over the front of the property, through a walk-in bay window. To the rear, an open-plan kitchen/diner spans the width of the property. The recently re-fitted kitchen/diner is fitted with a range of wall and base units and integrated appliances. French doors provide access to the rear garden and allow plenty of natural light to flood the space, alongside a window to the rear.

The first-floor landing provides access to three bedrooms. To the left are two larger bedrooms, both comfortable doubles, while the third bedroom is smaller and would be ideal as a nursery or home office space. A recently re-fitted family bathroom completes the upstairs accommodation, and is well-appointed with a bath with a shower over and a heated towel rail.

Externally, the property benefits from a charming front town garden with a pathway leading to the front door. To the rear, an enclosed garden is laid mainly to lawn with paved patio seating areas, creating the ideal space for everyday family life and entertainment, and potential for off-street parking.

Fully refurbished throughout and offered with no onward chain, this fantastic period mid terrace home simply demands early inspection!



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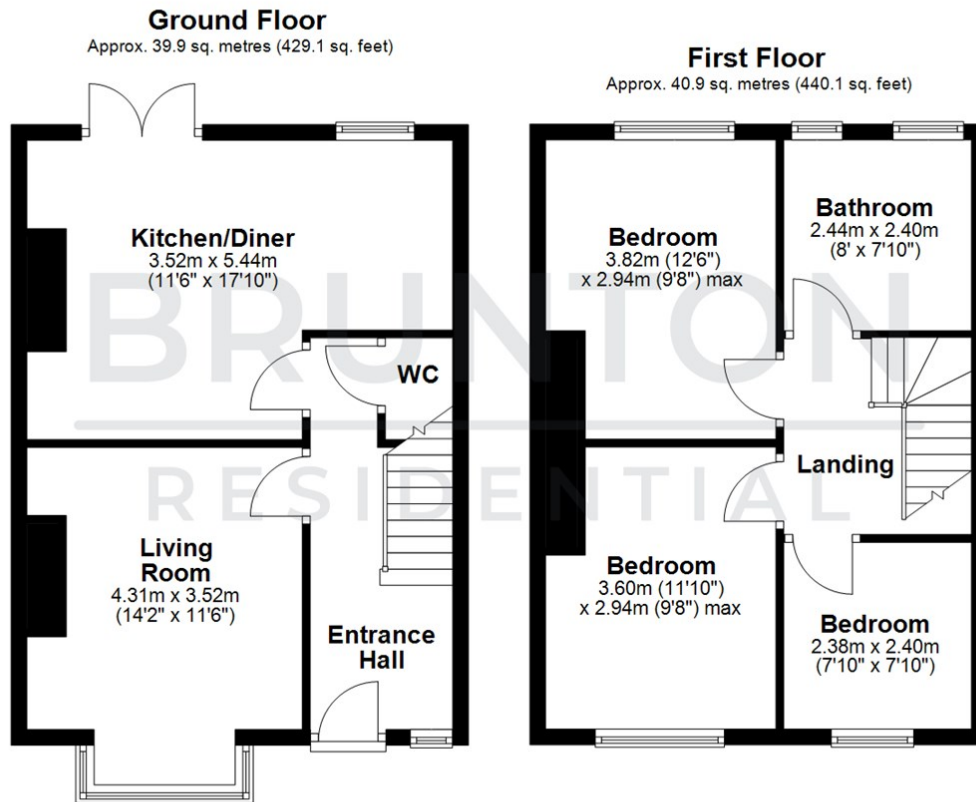
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : D



Total area: approx. 80.8 sq. metres (869.2 sq. feet)

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

