

# BRUNTON

---

## RESIDENTIAL



**CHELTENHAM CLOSE, NORTH GOSFORTH, NE13**

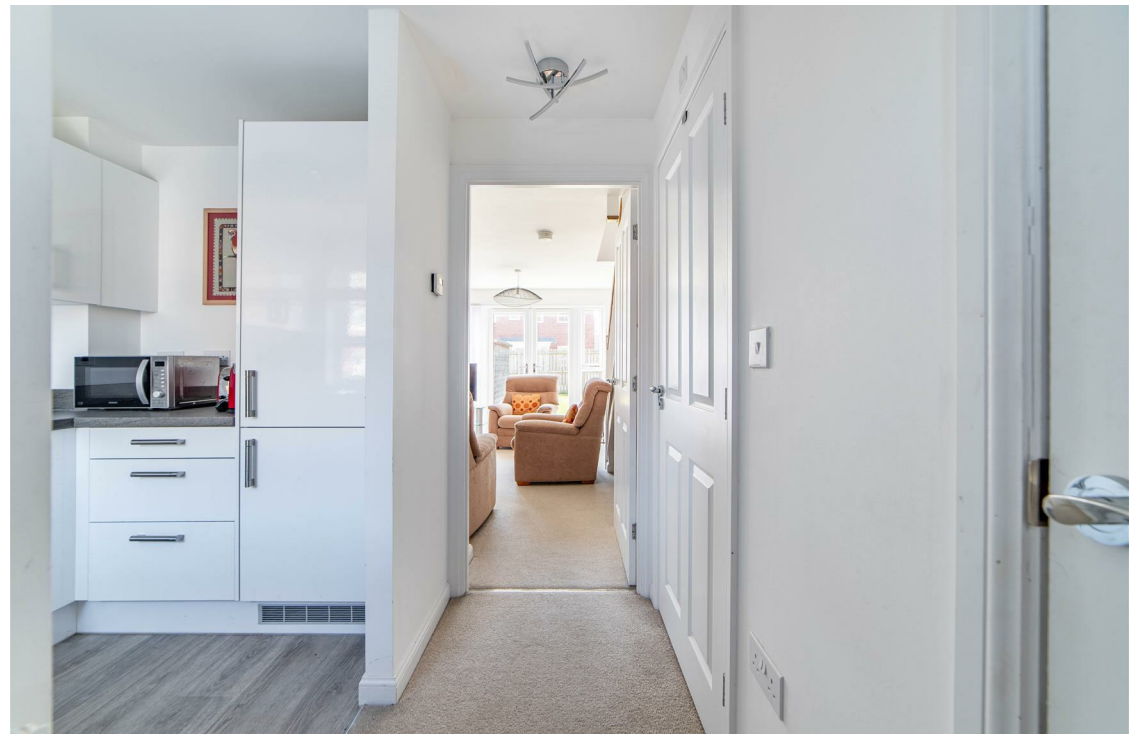
**£189,950**

# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL





# BRUNTON

---

## RESIDENTIAL

Modern Barratt-built semi-detached home offers stylish and well-presented accommodation, making it an ideal choice for first-time buyers, downsizers and investors alike. Benefitting from no forward chain, the property combines contemporary design with practical living spaces and a desirable south-facing garden.

The accommodation has been thoughtfully designed to maximise space and natural light, with a welcoming entrance hall leading through to a bright full-width lounge and dining area that opens directly onto the garden. Two well-proportioned double bedrooms and a modern bathroom complete the first-floor layout, creating a home that is both comfortable and easy to maintain.

Situated within the sought-after North Gosforth Park development, the property enjoys excellent access to local amenities, schooling and transport links. The nearby A1 and Newcastle city centre are easily accessible, while a range of shops, leisure facilities and green spaces can be found within the surrounding area, making this a highly convenient location for a variety of buyers.

# BRUNTON

---

## RESIDENTIAL



# BRUNTON

---

## RESIDENTIAL

The internal accommodation comprises: an entrance hallway with a useful storage cupboard and a convenient ground-floor WC. Positioned to the front of the property is the fitted kitchen, offering a range of integrated appliances including a washing machine, fridge-freezer, hob, oven and extractor fan. To the rear, the property opens into a spacious full-width lounge and dining area, creating an excellent space for both everyday living and entertaining. French doors lead directly onto the rear garden, allowing plenty of natural light to flow through the room, while the staircase rises to the first-floor accommodation.

The first floor provides two generously sized double bedrooms, both enjoying excellent proportions and positioned on either side of the family bathroom. The bathroom is fully tiled and fitted with a bath incorporating a shower over.

Externally, the property benefits from a south facing rear garden with a useful storage shed, while to the front there is off-road parking for two vehicles.



# BRUNTON

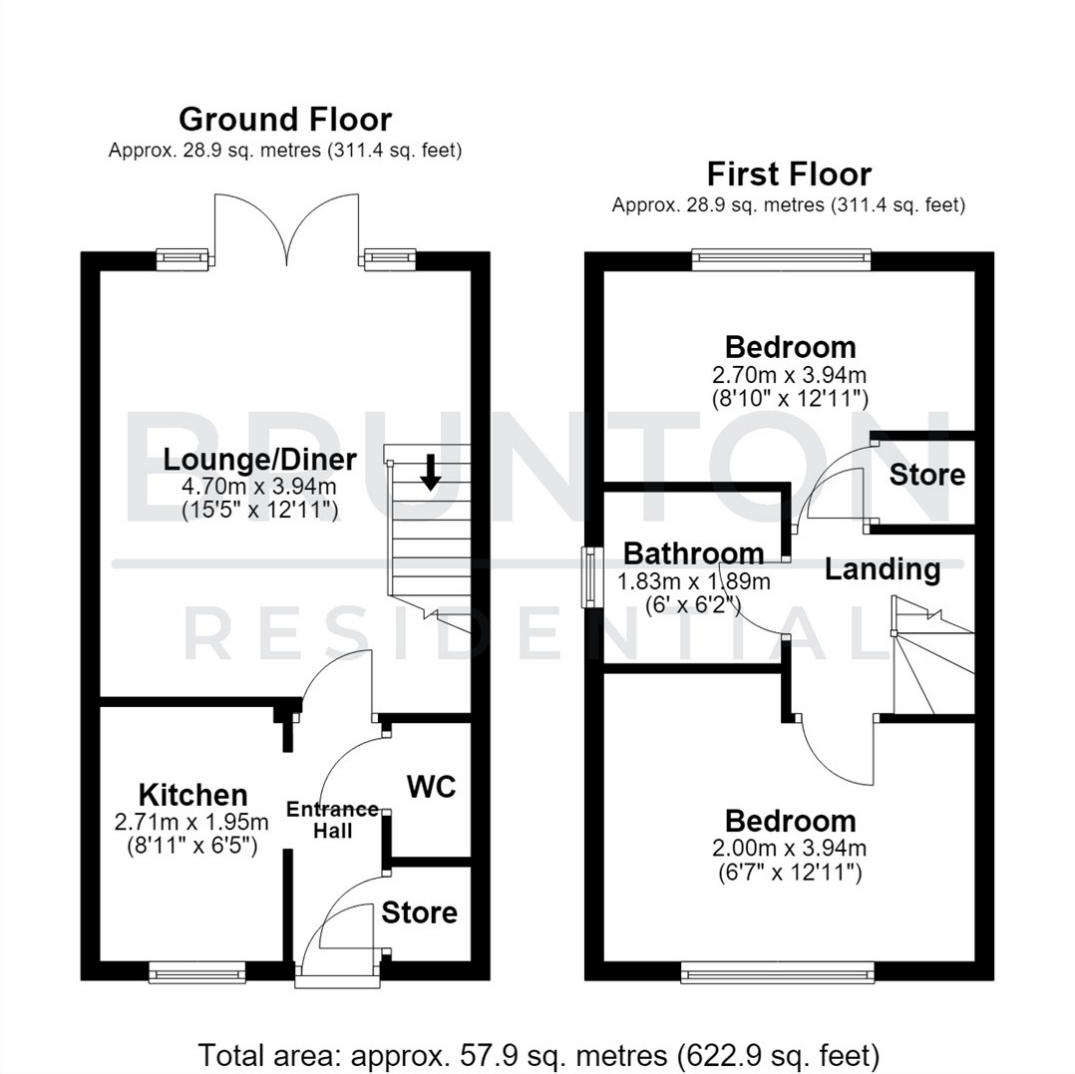
## RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : B



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>98</b> | (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                            |                         | <b>83</b> | (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>                                                 |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales                                                 | EU Directive 2002/91/EC |           |