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JOHN STREET, COXLODGE, NEWCASTLE UPON TYNE, NE3

£170,000

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Beautifully presented two-bedroom end-terrace home situated on John Street in Coxlodge, offering generous living space, attractive original features, a versatile loft room, and a landscaped rear garden.

The accommodation centres around a spacious dual-aspect living room with an original cast iron fireplace, leading through to a stylish shaker-style kitchen with a Belfast sink and direct access to the rear garden. Upstairs are two generous double bedrooms, a well-appointed family bathroom, and a versatile loft room currently used as a bedroom.

John Street is ideally positioned for easy access to Gosforth, Fawdon, and Newcastle city centre, with a wide range of shops, supermarkets, cafés, and everyday amenities all close by. Well-regarded schools, local parks, and leisure facilities are within easy reach, making the area particularly popular with families and professionals. Excellent transport links include regular bus services, nearby Fawdon and Wansbeck Metro stations, and convenient access to the A1 and Newcastle International Airport.

Offering character, generous proportions, and excellent connectivity, this is a superb opportunity for first-time buyers, professionals, and growing families alike.

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The internal accommodation comprises: an entrance hall with stairs leading up to the first floor and access into the generous living room. This beautifully presented reception space enjoys dual-aspect windows, allowing plenty of natural light, whilst a decorative cast iron fireplace with a tiled surround creates an attractive focal point. The layout continues through to the kitchen, fitted with shaker-style wall and base units, wood-effect worktops, a Belfast sink with chrome fittings, white metro tiled splashbacks, open shelving, herringbone-effect flooring, and a rear door opening to the garden.

The first-floor landing gives access to both bedrooms, the family bathroom, and stairs leading up to the loft room. The main bedroom is an exceptionally generous double with an original fireplace, whilst the second bedroom is also a comfortable double, ideal for guests or a home office. The bathroom is fitted with a panelled bath featuring a glazed shower screen and rainfall shower, pedestal wash hand basin, WC, white metro tiling with contrasting border tiles, exposed wooden flooring, and a window.

From the landing, a loft hatch containing folding loft ladders leads to the loft, where the loft room provides a versatile additional space, currently used as a bedroom. Subject to the relevant permissions and regulations, it offers excellent potential for a variety of future uses.

Externally, the property occupies an attractive end terrace position with a traditional brick frontage. To the rear, the enclosed garden has been thoughtfully landscaped with brick pathways, decorative gravel, established planting, raised beds, timber fencing, brick boundary walls, and seating areas, creating a private and colourful outdoor space.



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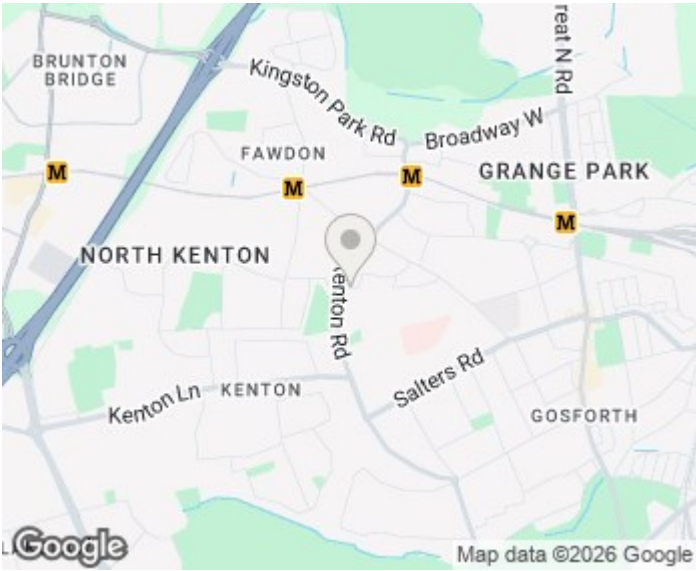
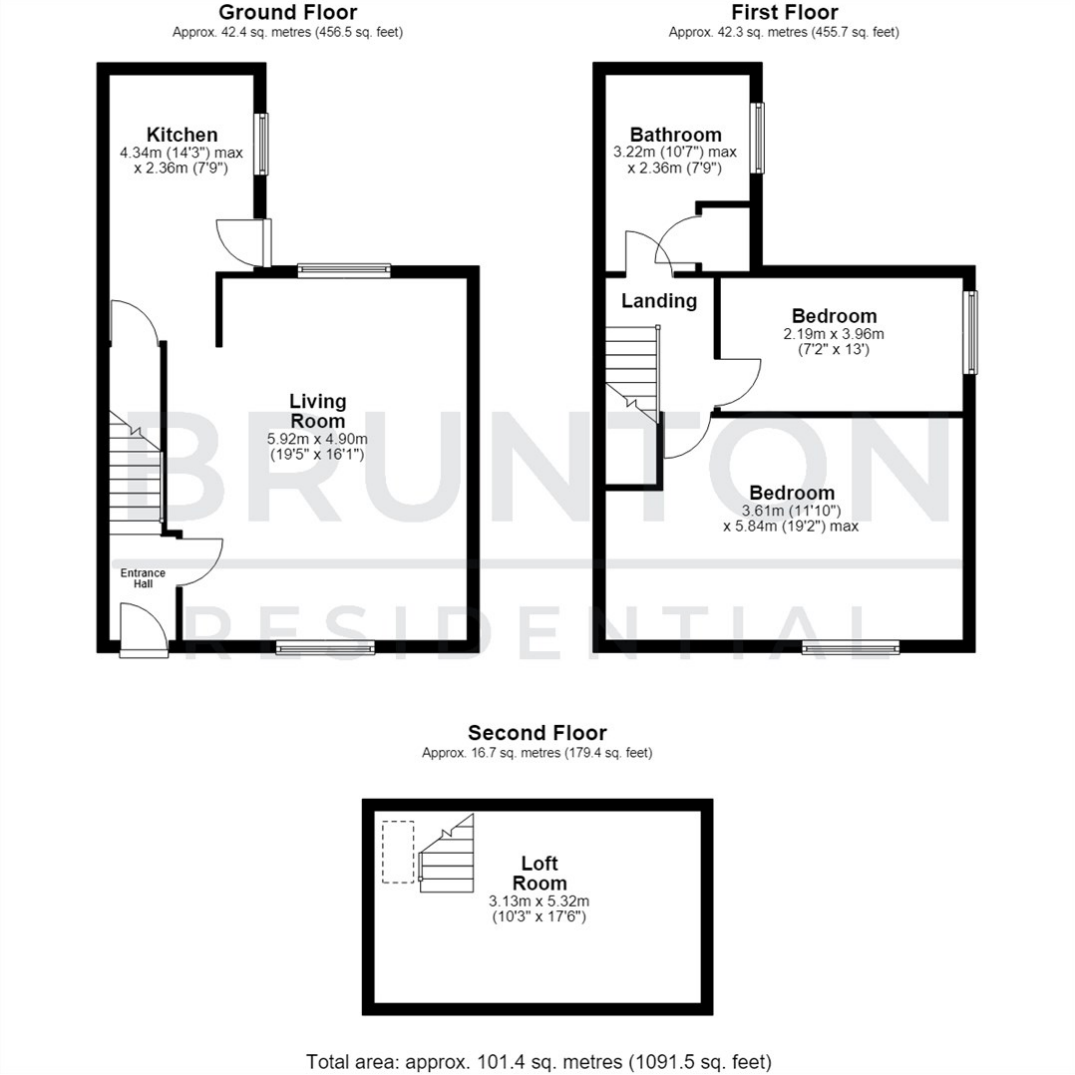
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING : D



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B		85	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	61		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		