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RYDAL ROAD, GOSFORTH, NEWCASTLE UPON TYNE, NE3

Offers Over £175,000

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Superbly Presented Three Bedroom End Terrace Home Offering Spacious Open-Plan Living and a Well-Proportioned Layout Throughout, Boasting Almost 925 Sq Ft of Internal Living Accommodation with an Impressive 21'10" Lounge/Dining Room, Fitted Kitchen, Three Good Sized Bedrooms, Re-Fitted Family Bathroom, Separate W.C., Useful Utility Space to the Entrance Hall, Front Yard and Rear South-Facing Garden.

The ground floor is centred around a generous open-plan lounge/dining room measuring an impressive 6.65m x 4.83m (21'10" x 15'10"), spanning the depth of the property and offering a versatile space ideal for both relaxed family living and entertaining. A well-appointed kitchen provides ample storage and preparation space and the floor also offers a separate ground-floor W.C.

To the first floor, a spacious landing gives access to three bedrooms, two of which are excellent doubles, along with a well-appointed family bathroom, offering flexible accommodation to suit a range of buyers, from first-time purchasers to growing families.

Externally, the property benefits from a south facing garden to the rear, offering scope for outdoor entertaining or further landscaping to suit personal taste.

This delightful three bedroom end terrace home occupies a convenient position on Rydal Road, Gosforth. Ideally placed just off Christon Road, the property sits within easy reach of Gosforth High Street and its wealth of shops, cafes and restaurants, while also benefitting from close proximity to well-regarded local schools, including Archbishop Runcie CofE First School and Gosforth Central Middle School, both within walking distance.

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The internal accommodation comprises: An entrance vestibule leading into the hallway, where a staircase rises to the first floor. Positioned immediately to the left is the contemporary kitchen, fitted with a stylish range of matte wall and base units, complementary work surfaces and integrated appliances, creating a practical and attractive space for everyday living. Positioned to the rear of the property is the impressive open-plan lounge and dining room, extending the full width of the home. This bright and spacious reception area offers clearly defined living and dining spaces whilst benefiting from excellent natural light. Sliding patio doors open directly onto the rear garden, creating an excellent connection between the indoor and outdoor living spaces, whilst a contemporary feature fireplace provides an attractive focal point within the lounge. Completing the ground floor is a convenient WC.

To the first floor, the landing provides access to all three bedrooms and the family bathroom. The master bedroom is a generous double overlooking the rear aspect. Bedroom two is another comfortable double overlooking the front aspect, whilst bedroom three is a well-proportioned single bedroom, ideally suited as a child's bedroom, nursery or home office. Completing the accommodation is the family bathroom, fitted with a bath incorporating a shower over, wash hand basin and WC.

Externally, the property benefits from an enclosed front garden together with a private rear garden, incorporating a paved patio and lawned area, providing an attractive outdoor space for relaxing and entertaining.



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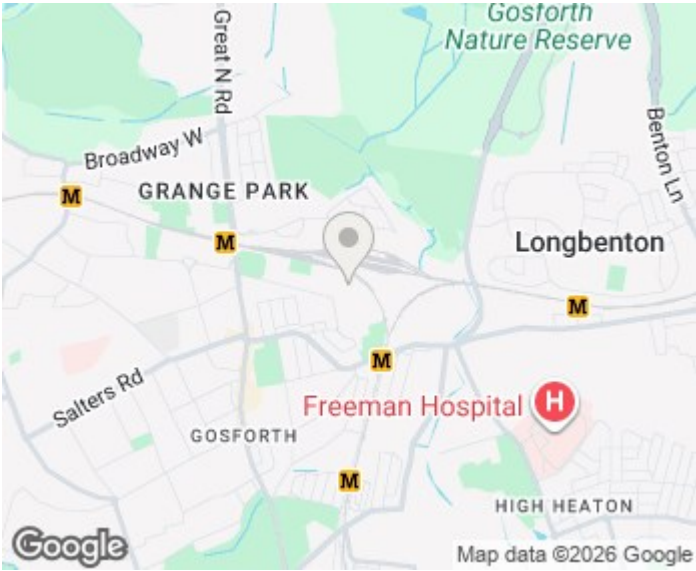
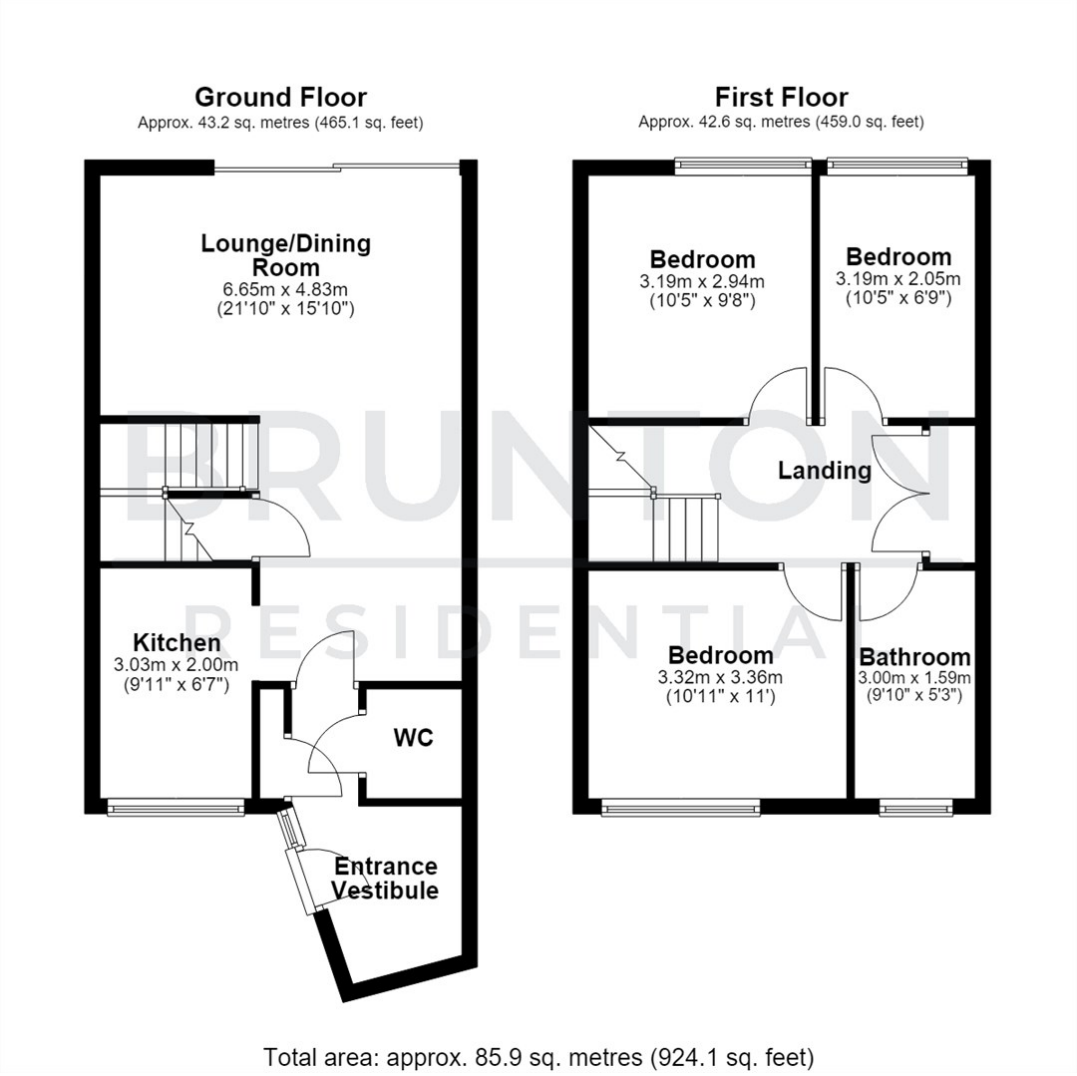
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING : C



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	69		(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		