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Polwarth Road

Brunton Park Newcastle Upon Tyne, NE3 5NE

****360 VIRTUAL TOUR** - DESIRABLE LOCATION - EXTENDED SEMI-DETACHED HOME - THREE BEDROOMS**

Brunton Residential are delighted to welcome to the market this beautifully presented semi-detached home located on Polwarth Road within the ever-popular Brunton Park estate, just off the Great North Road in Gosforth. Brunton Park is one of the most in-demand locations in Newcastle, providing a range of local amenities including a selection of schools, shops and supermarkets.

Offers Over £375,000

61 Polwarth Road

Brunton Park Newcastle Upon Tyne, NE3 5NE



This extended semi-detached home provides generous living space, briefly comprising: entrance porch leading through to the hallway, to the rear of the property is the extended open plan kitchen / diner / living room, with bi-fold doors to the rear garden and a modern kitchen area offering a range of wall and floor units with coordinated granite work surfaces and breakfast peninsula. The lounge is located to the front of the property, featuring a large bay window. The property also benefits from a downstairs WC and internal access to the garage.

On the first floor, the master bedroom has an en-suite shower room with a window over looking the rear gardens, there are two further bedrooms and the family bathroom, with a combined bath and shower.

Externally, the front of the property has a driveway, alongside a lawned front garden. The rear garden has a patio area and lawn to the back with fenced boundaries.

Properties like this are always in high-demand, act fast to avoid disappointment.

ON THE GROUND FLOOR

Porch

Hall

WC

Lounge

15'4" x 13'1" (4.67m x 4.00m)

Kitchen/Dining Room

21'9" x 20'5" (6.63m x 6.22m)

Garage

Landing

Bedroom

12'6" x 12'4" (3.81m x 3.77m)

Bedroom

12'4" x 12'4" (3.75m x 3.77m)

Bedroom

8'10" x 7'9" (2.69m x 2.35m)

Bathroom

En-suite

Disclaimer (paragraph)

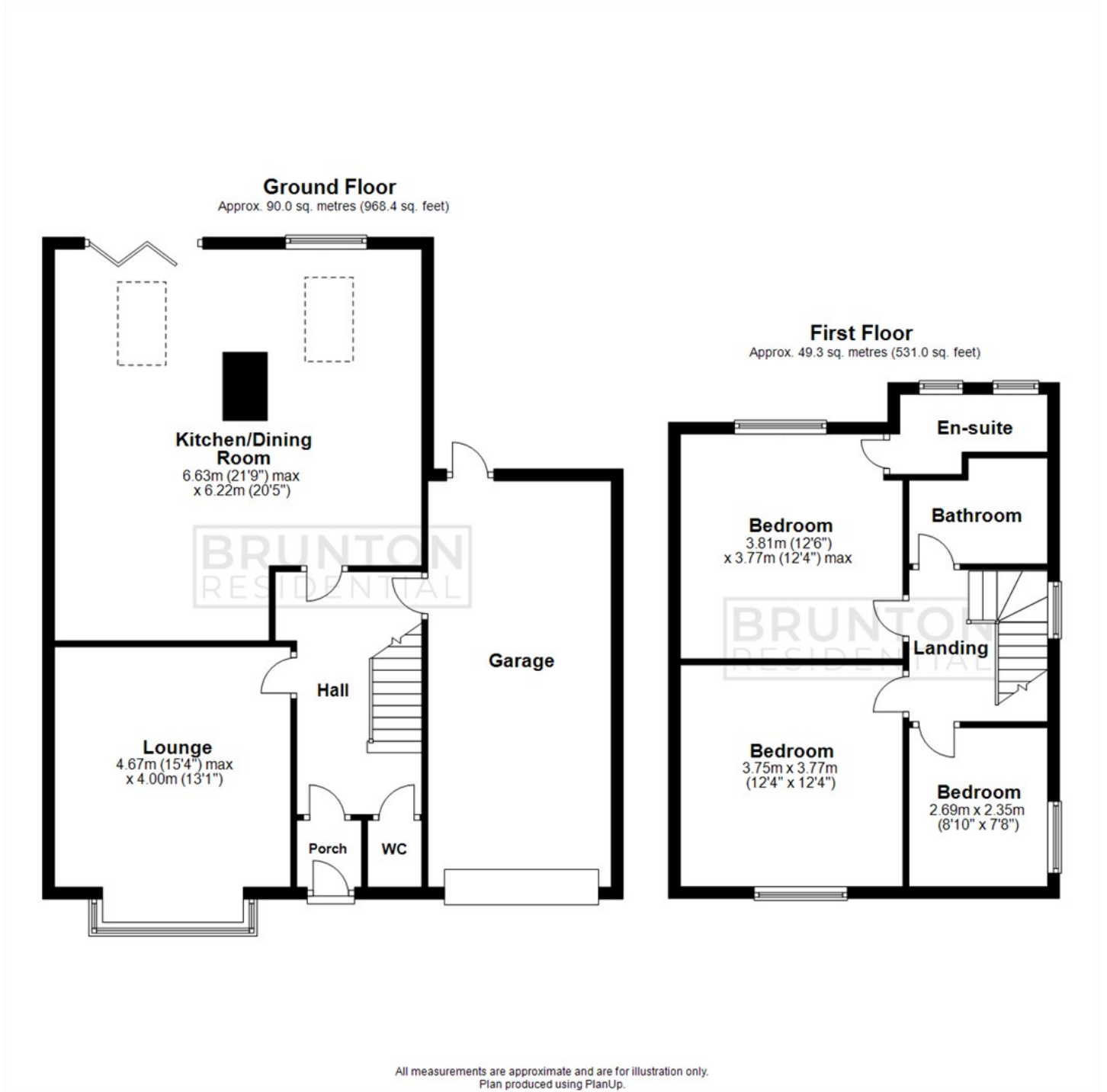
ON THE FIRST FLOOR



- 360 VIRTUAL TOUR
- EXTENDED
- SEMI-DETACHED HOME
- OPEN PLAN KITCHEN / LIVING SPACE
- THREE BEDROOMS
- DESIRABLE AREA
- GROUND FLOOR WC
- ENSUITE SHOWER ROOM
- GARAGE WITH DRIVEWAY
- BEAUTIFUL TUDOR EFFECT FACADE



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A				(92 plus) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D				(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			
		72	83				
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	