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Rothbury Avenue

Regent Farm Gosforth, NE3 3HJ

SEMI-DETACHED BUNGALOW - TWO BEDROOMS - REGENT FARM ESTATE

Brunton Residential are delighted to offer for sale this fantastic bungalow located on Rothbury Avenue within the popular Regent Farm estate, Gosforth. This two bedroom property offers two well-sized bedrooms, low maintenance gardens and garage and driveway.

Offers Over £215,000

32 Rothbury Avenue

Regent Farm Gosforth, NE3 3HJ



Further accommodation briefly comprises; entrance porch leading to lounge with walk in bay window to front, an internal hallway leads to the rest of the rooms including a bedroom which is currently used as a dining room, the master bedroom with fitted wardrobes, family bathroom and kitchen. The kitchen is fully fitted with a range of wall and floor units with coordinated work surfaces. The property also benefits from a garage which can be accessed via the kitchen.

Externally, there are low maintenance gardens to the front and rear. The driveway to the front allows access to the garage and provides off-street parking for multiple cars. The rear garden offers a combination of graveled and patioed areas with fenced boundaries and a shed for storage.

ON THE GROUND FLOOR

Porch

Lounge/Diner

21'0" x 12'0" (6.41m x 3.67m)

Bedroom

11'11" x 9'0" (3.62m x 2.75m)

Hallway

Bedroom

13'9" x 12'0" (4.20m x 3.67m)

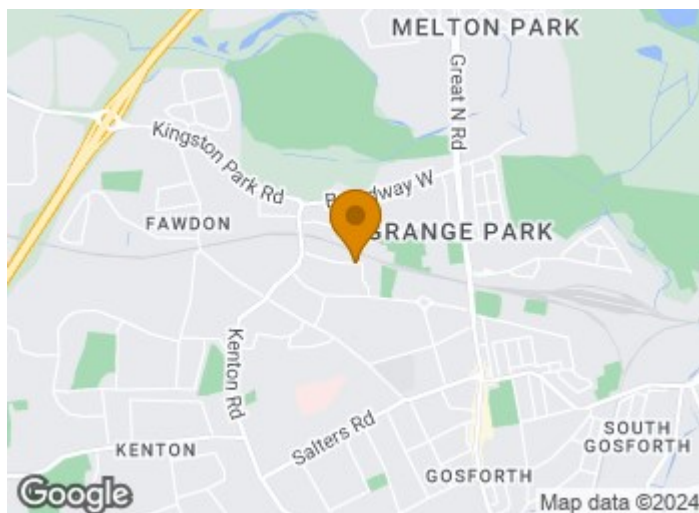
Bathroom

Kitchen

10'6" x 9'0" (3.21m x 2.75m)

Garage

Disclaimer



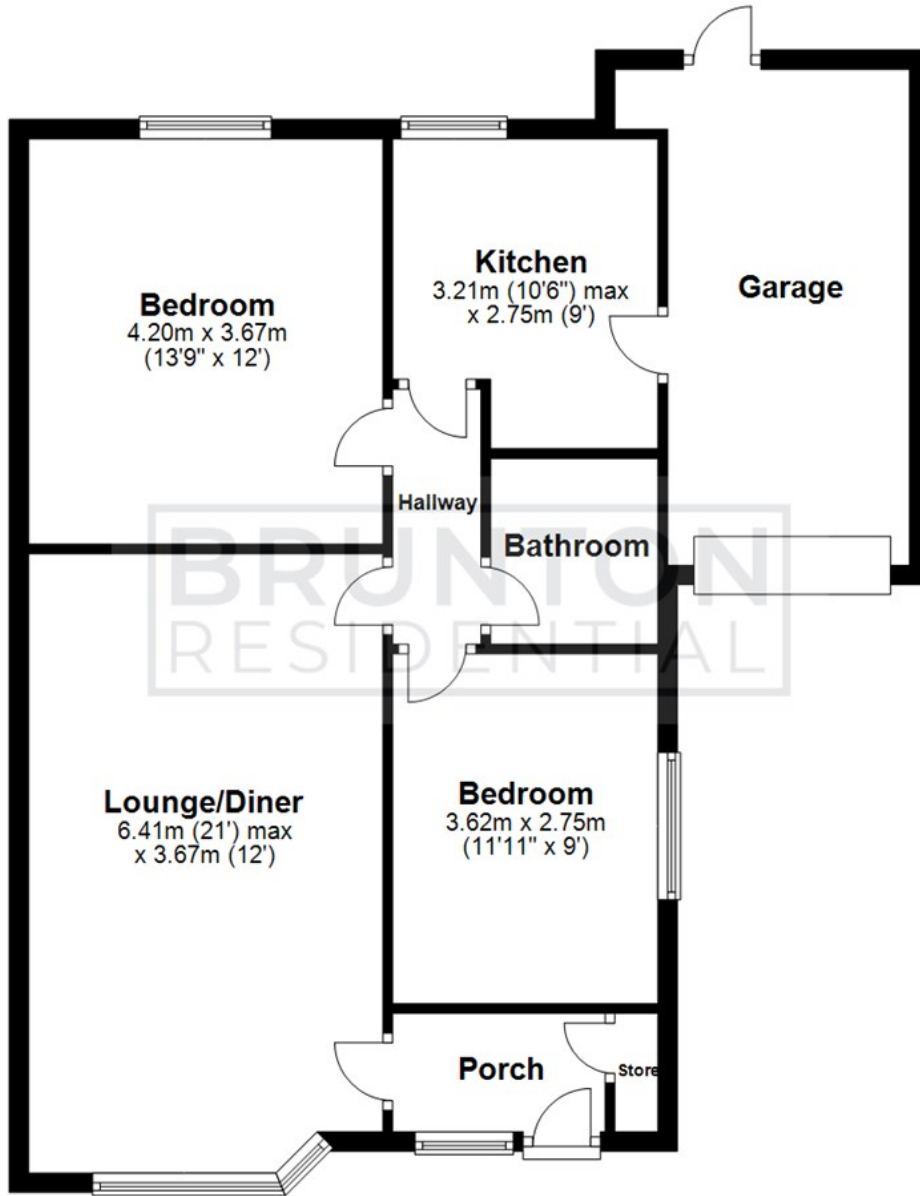
- NO CHAIN
- SEMI-DETACHED BUNGALOW
- POPULAR LOCATION
- TWO BEDROOMS
- GARAGE & DRIVEWAY
- LOW MAINTENANCE GARDENS



Floor Plan

Ground Floor

Approx. 81.9 sq. metres (881.4 sq. feet)



Total area: approx. 81.9 sq. metres (881.4 sq. feet)

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

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			
			64				88
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	