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## Newlands Avenue

### Melton Park Gosforth, NE3 5PX

SEMI-DETACHED HOME - NO ONWARD CHAIN - EXCELLENT TRANSPORT LINKS

Brunton Residential are delighted to offer to the market this three-bedroom, semi-detached house, with a garage and excellent outdoor space. The property is located on Newlands Avenue in the ever desirable Melton Park, this fantastic family home provides easy access to the schools and amenities of central Gosforth, as well as transport links on the Great North Road and the A1.

**£350,000**

# 59 Newlands Avenue

Melton Park Gosforth, NE3 5PX



Accommodation briefly comprises of: entrance porch which leads to a hallway with store and access to: large lounge with fire place and bay window to the front with access to a dining room via double doors, a fitted kitchen with a range of wall and floor units with coordinated work surfaces. The kitchen has access to the utility room which itself leads to both the garage and downstairs WC. The first floor consists of a master bedroom with fitted wardrobes and bay window to the front, bedroom two is a large double with space for a bed and furniture, bedroom three which would make an excellent nursery or home office and a shower room and separate WC.

Externally, there is a low maintenance garden to the rear with a range of paved, graveled and planted areas and a garden shed. The front of the property is again low maintenance, with some mature shrubs and graveled area as well as off-street parking. There is pathway access to the property, garage and side-access to the rear. For more info and to book your viewing please call our sales team on 01912368347.

## ON THE GROUND FLOOR

Porch

Hallway

Lounge

12'9" x 13'3" (3.88m x 4.04m)

Dining Room

11'7" x 11'7" (3.52m x 3.52m)

Kitchen

11'7" x 12'2" (3.52m x 3.70m)

Utility

11'7" x 4'9" (3.52m x 1.45m)

WC

Garage

15'7" x 9'1" (4.76 x 2.78)

## ON THE FIRST FLOOR

Landing

Bedroom

15'8" x 14'5" (4.78m x 4.39m)

Bedroom

11'7" x 14'5" (3.52m x 4.39m)

Bedroom

9'5" x 10'9" (2.88m x 3.27m)

Bathroom

WC

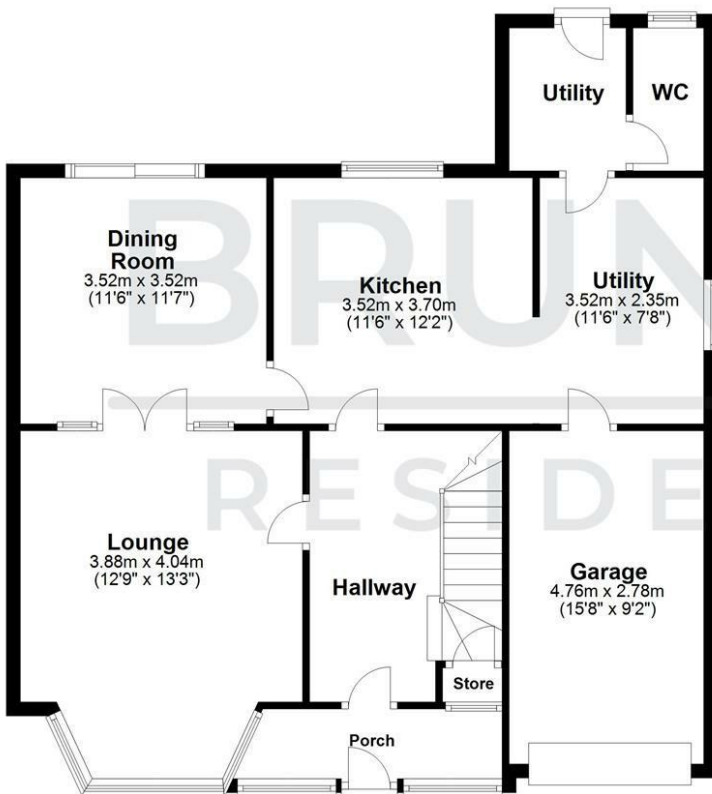


- EXCELLENT TRANSPORT LINKS
- SEMI-DETACHED
- GARAGE & DRIVEWAY
- SOUGHT AFTER LOCATION
- THREE BEDROOMS
- CLOSE TO LOCAL SCHOOLS & AMENITIES
- NO ONWARD CHAIN
- FRONT & REAR GARDENS

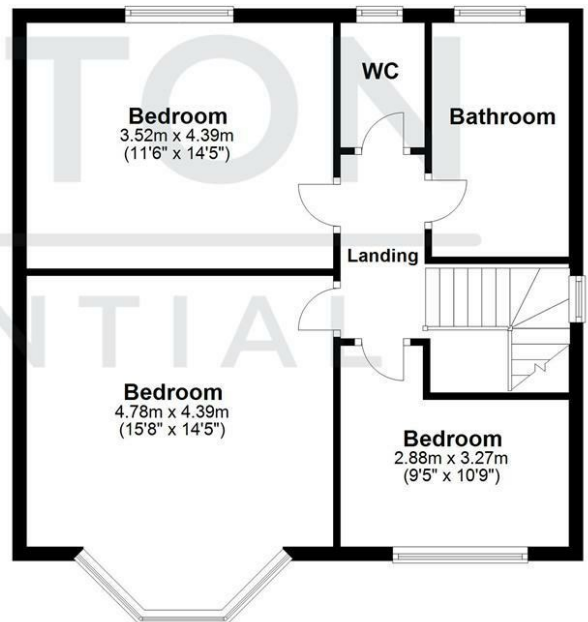


# Floor Plan

**Ground Floor**  
Approx. 85.0 sq. metres (914.5 sq. feet)



**First Floor**  
Approx. 58.6 sq. metres (630.8 sq. feet)



Total area: approx. 143.6 sq. metres (1545.4 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 <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>				(92 plus) <b>A</b>			
(81-91) <b>B</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	