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Berkeley Square

Newcastle Upon Tyne, NE3 2JB

SEMI-DETACHED PROPERTY - POPULAR CUL-DE-SAC LOCATION - PERFECT FAMILY HOME
Brunton Residential are delighted to offer this semi-detached home located on Berkeley Square in Gosforth. Situated on a quiet cul-de-sac, the property has been extended to the side, is situated close to local schools and amenities and is a short walk to local bus and metro services making it an excellent family home.

£300,000

29 Berkeley Square

Newcastle Upon Tyne, NE3 2JB



The accommodation briefly comprises: bright entrance hallway leading to a spacious lounge with bay window at the front whilst to the rear is a kitchen diner leading to a downstairs WC and utility area. The kitchen is fitted with a range of wall and floor units with coordinated work surfaces, fitted appliances, space for formal and informal dining and access to the conservatory at the rear. The rear garden can be accessed through both the utility room and conservatory.

The first floor has a landing area with doors to two double bedrooms at the front and rear, the front bedroom also offers a bay window. There is a single bedroom to the front currently utilised as a nursery but would also make an excellent home office. The internal accommodation is rounded off with a family bathroom offering WC, basin, bath and walk-in shower.

Externally, there is a low maintenance block paved driveway to the front offering off-street parking for two vehicles and pathway access to the property and storage area at the side of the home. To the rear is a garden laid to lawn with patio area and fenced boundaries.

ON THE GROUND FLOOR

Hallway

Lounge

15'1" x 12'2" (4.60m x 3.71m)

Kitchen/Diner

11'9" x 20'7" (3.57m x 6.28m)

Conservatory

10'8" x 10'7" (3.26m x 3.23m)

WC

Utility

13'3" x 4'4" (4.05m x 1.32m)

ON THE FIRST FLOOR

Landing

Bedroom

15'1" x 12'2" (4.60m x 3.71m)

Bedroom

10'5" x 12'2" (3.17m x 3.70m)

Bedroom

8'9" x 8'2" (2.67m x 2.49m)

Bathroom

8'7" x 8'2" (2.64m x 2.49m)

Disclaimer



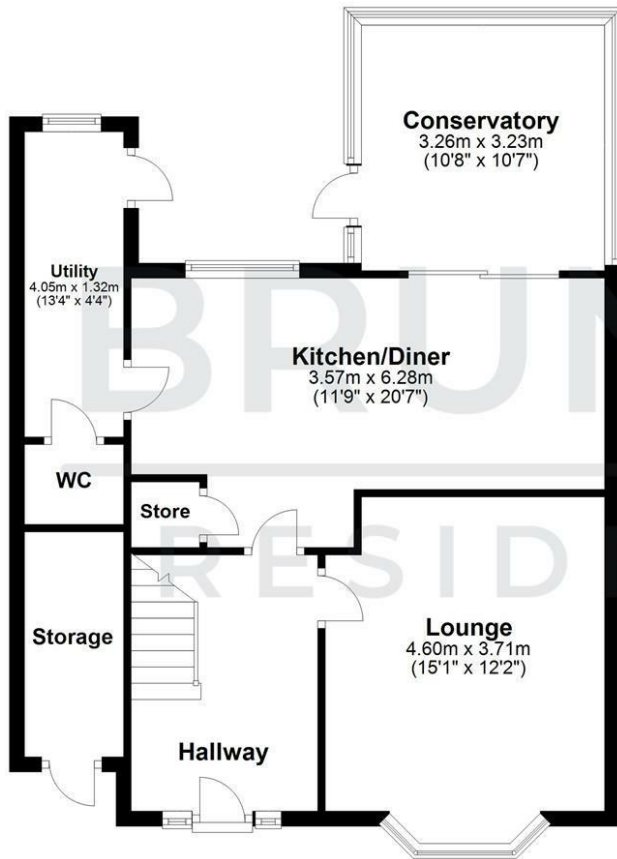
- SOUGHT AFTER LOCATION
- EXCELLENT CONDITION
- PERFECT FAMILY HOME
- CLOSE TO LOCAL SCHOOLS & AMENITIES
- FANTASTIC TRANSPORT LINKS
- THREE BEDROOMS
- SEMI-DETACHED
- OFF-STREET PARKING



Floor Plan

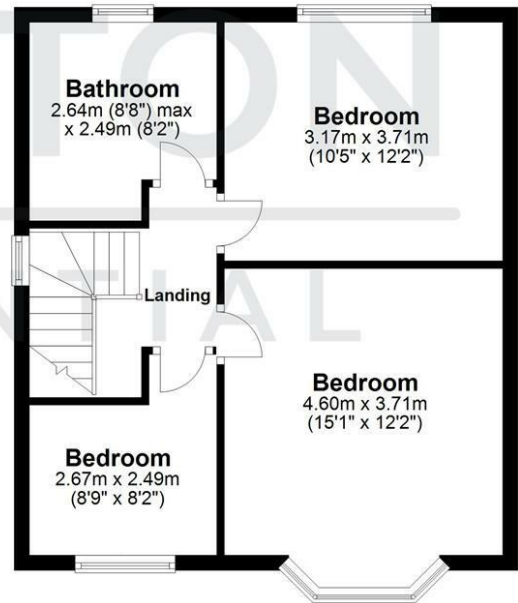
Ground Floor

Approx. 67.1 sq. metres (722.4 sq. feet)



First Floor

Approx. 46.2 sq. metres (496.8 sq. feet)



Total area: approx. 113.3 sq. metres (1219.2 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 (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			83	Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	