

# BRUNTON

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## RESIDENTIAL



**WARKWORTH WOODS, GOSFORTH, NE3**

Offers Over £280,000



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### POPULAR LOCATION - FOUR BEDROOMS - TOWNHOUSE

Brunton Residential are delighted to offer to the market this well-positioned, four-bedroom townhouse located on the ever-popular Warkworth Woods, Gosforth. Warkworth Woods is situated just off Brunton Lane, with easy access to the A1, Great North Road and central Gosforth, including local amenities and outstanding schooling.



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Accommodation briefly comprises; entrance porch leading to the hallway with store cupboard. To the front of the property is a double bedroom with its own store cupboard. To the rear is a sitting room with French door access to the rear garden and a utility room whilst nestled between is a modern shower room with WC, basin and walk-in shower. To the first floor is a spacious, full-width lounge with a bay window and the kitchen/diner. The kitchen provides a range of wall and floor units with coordinated work surfaces and some fitted appliances. To the second floor is a master bedroom with built-in wardrobes and en-suite shower room, another large double bedroom with built-in wardrobe and bay window and a fourth bedroom which could be utilised as a home office or nursery. The internal accommodation is rounded off by a family bathroom with WC, basin and bath.

Externally, to the front the property has a small town garden with pathway access to the property and gated boundaries whilst to the rear is a low maintenance, sun-trap garden which also provides off-street parking via a secure gate.





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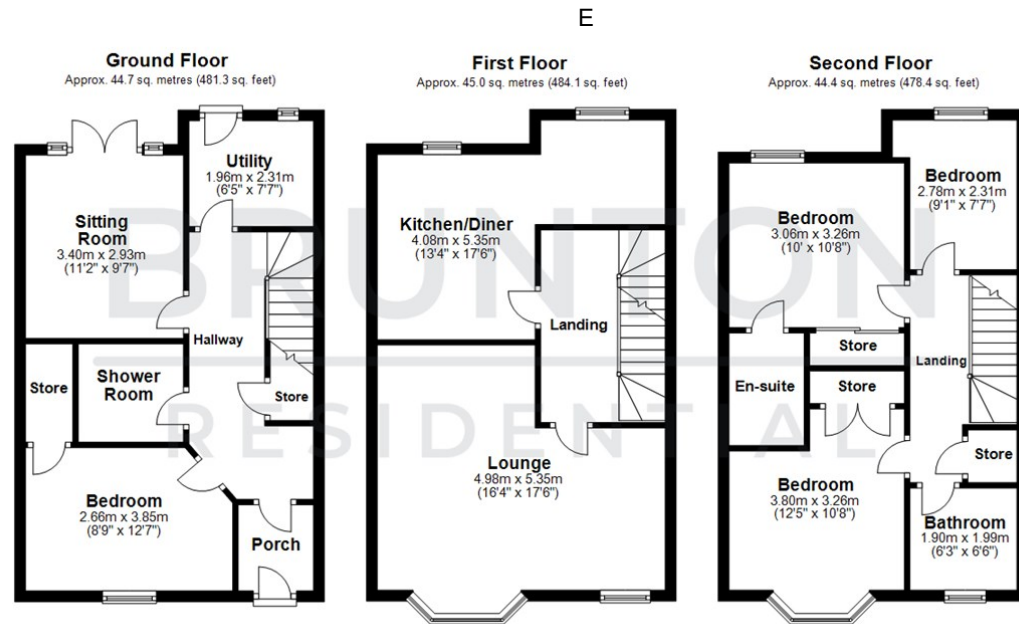
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : E

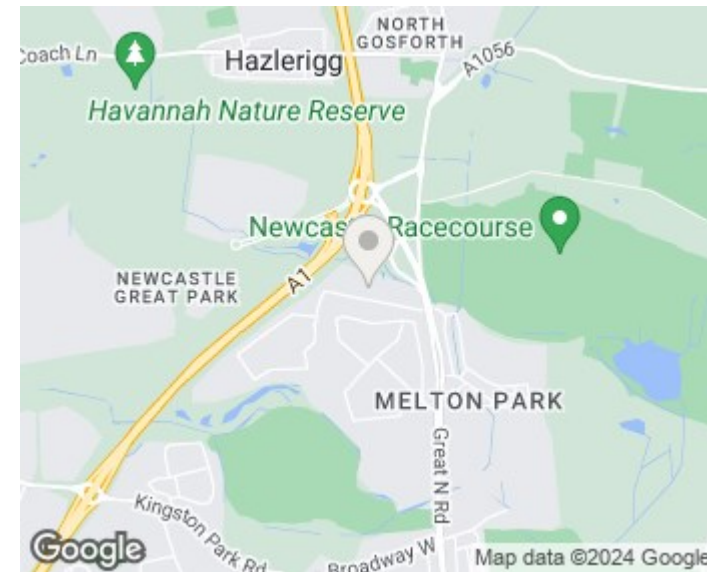
EPC RATING : C

SERVICES :



Total area: approx. 134.1 sq. metres (1443.8 sq. feet)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	84
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	