

BRUNTON

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POLWARTH ROAD, BRUNTON PARK, NE3

Offers Over £400,000

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SEMI DETACHED | EXTENDED TO REAR | SOUGHT AFTER LOCATION

Brunton Residential are delighted to welcome to the market this stunning semi detached family home located on Polwarth Road in the sought after Brunton Park, Gosforth. This home is a very sought after style with front and rear bays along with a sun lounge extension over the gardens. It has a multi car driveway, with garage and separate utility room. For more information and to book your viewing please call our team on 0191 236 8347.

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Set towards the end of Polwarth Road is this stunning semi detached family home. Briefly comprising; entrance hallway with store cupboard and staircase to first floor, lounge with walk-in bay window and a sitting room opening onto the dining space built into the rear extension, with French doors into the rear garden. The kitchen offers a range of wall and floor units with coordinated work surfaces and fitted appliances. There is an access door to the utility room, with further garden access and an internal door to the garage.

Off the landing to the first floor there are three well proportioned bedrooms, bedrooms one and two with built in wardrobes and walk in bays. Finally, there is the family four piece bathroom with stand alone shower.

Externally there is a double vehicle driveway to the front with garage access, to the rear there is a substantial mature garden offering privacy from surrounding homes.

Polwarth Road offers masses of potential for extension on both floors.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licensed legal representative.

Council Tax Band D



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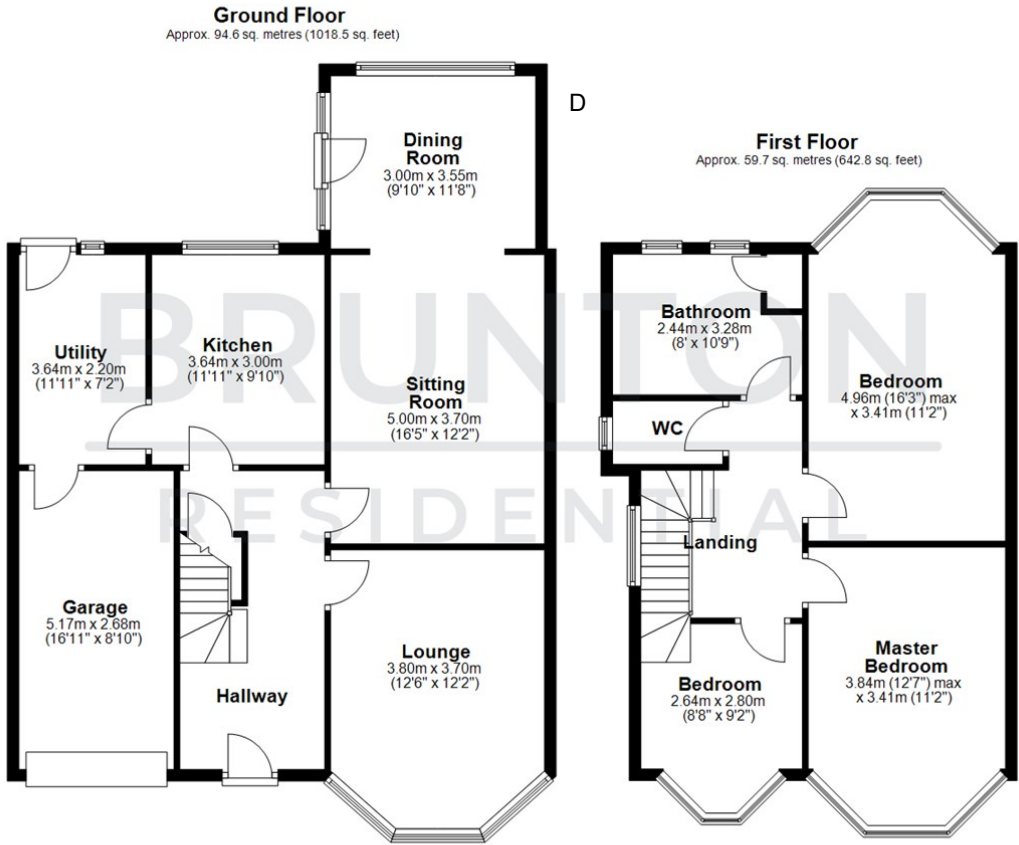
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : D

EPC RATING : D



Total area: approx. 154.3 sq. metres (1661.2 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) 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		
England & Wales	EU Directive 2002/91/EC	78

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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England & Wales	EU Directive 2002/91/EC	