

BRUNTON

RESIDENTIAL



LINCOLN GREEN, BRUNTON PARK, NE3

£370,000

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TWO BEDROOMS | SEMI-DETACHED BUNGALOW | OPEN ASPECT

Brunton Residential are delighted to present this excellent semi-detached bungalow located on the popular Lincoln Green within Brunton Park. This sought after home features two generously sized bedrooms, an extension to the rear and offers an open aspect to the front.

Located in a highly sought-after area, the property offers a wealth of nearby amenities within the estate and in nearby Gosforth. This home is located right next to the local bus stop with the newly re-routed Q3 providing regular access to Gosforth itself, Jesmond and Newcastle City Centre.

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Upon entering this property, you are welcomed into an entrance porch, which leads to a central hallway. From here, you'll find two generously sized bedrooms and a spacious lounge. The lounge features a walk in bay window and a cosy fireplace.

Opposite the bedrooms is the well-appointed bathroom, featuring a wash basin, and an over-bath shower. The hallway continues to the rear of the property, where the kitchen is located. The kitchen offers fitted appliances, ample counter space, and a convenient door providing access to the integral garage.

Adjoining the kitchen is a versatile rear room, which is ideal for use as a formal dining area. This room is bathed in natural light due to its dual-aspect windows and has a door opening out onto the rear garden.

Externally, the property boasts a rear garden, mainly laid to lawn, complemented by a paved seating area and enclosed by fencing. To the front, there is a gravelled garden area, a driveway offering off-street parking, and access to the garage.



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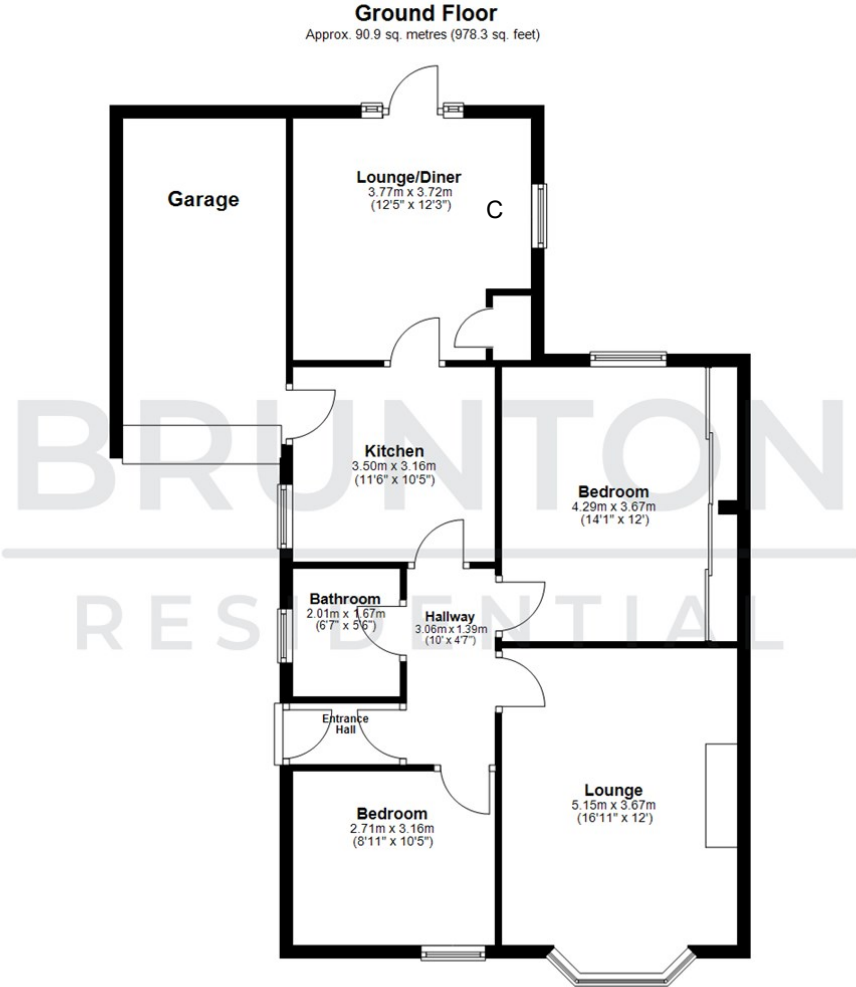
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : C

EPC RATING : D



Total area: approx. 90.9 sq. metres (978.3 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		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	