

BRUNTON

RESIDENTIAL



WARKWORTH WOODS, GOSFORTH, NE3

Offers Over £300,000

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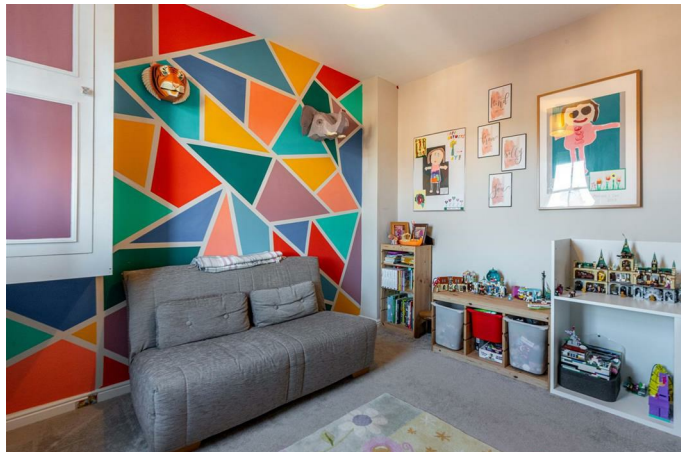


FOUR BEDROOMS WITH OFFICE | RECONFIGURED LAYOUT | IMMACULATE
THROUGHOUT

Brunton Residential are delighted to welcome to the market this immaculate three-storey townhouse which has been reconfigured to offer a spacious kitchen/diner, has a home office or fifth bedroom and master en-suite shower room.

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Brunton Residential are delighted to welcome to the market this stunning three storey townhouse on Warkworth Woods, Gosforth. The property has been reconfigured to allow a larger living space and briefly comprises; entrance vestibule onto the inner hallway. Kitchen dinner spanning the depth of the property with floor and wall units as well as French doors opening onto the rear garden, there is also a handy ground floor WC and further garden access.

Off the landing to the first floor is the lounge with dual aspect windows which are South facing allowing light to flood in throughout the day, a bedroom and the home office that could be utilised as an additional bedroom if required.

To the second floor there are three further bedrooms, bedrooms one and two with built in wardrobes and bedroom one with three piece en-suite shower room. Completing this floor is the family bathroom with shower over the bath.

Externally there is a small town garden to the front and an easy to maintain garden to the rear with a lawned area alongside the double length drive offering secure off street parking

Tenure

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

Council Tax Band E



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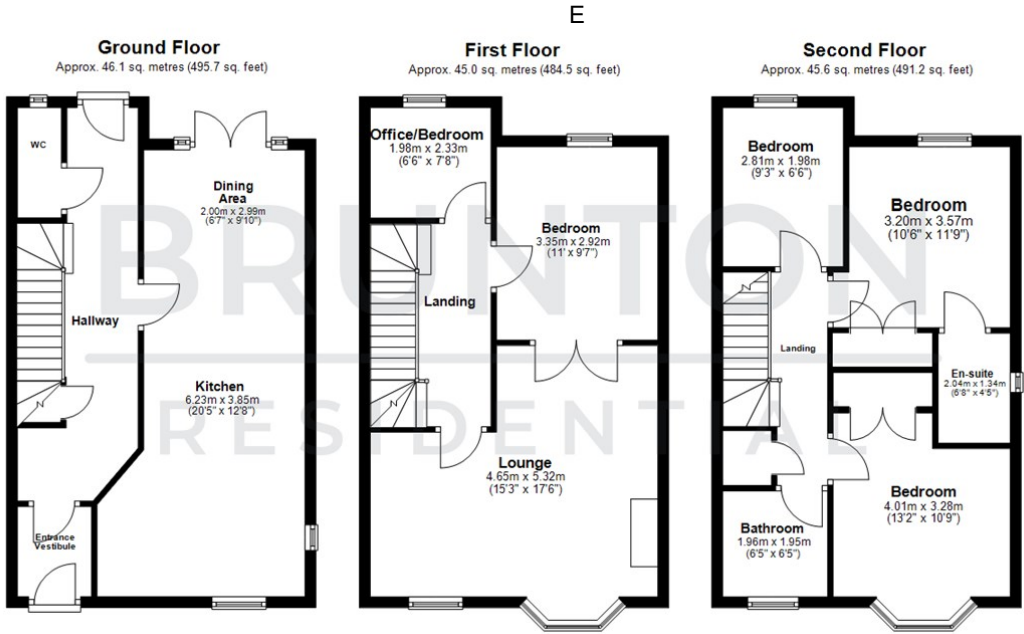
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TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : E

EPC RATING : C



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	

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		
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