

Brunton Residential are delighted to offer for sale this ground floor two-bedroom flat, located on Church Lane in the popular residential area of Gosforth.

The property features a good-sized reception room, a well-appointed bathroom, and two well-proportioned bedrooms, one of which benefits from fitted wardrobes.

Gosforth is one of Newcastle's most desirable suburbs, offering a fantastic mix of local amenities, schools, parks, and excellent transport links.









## BRUNTON

Upon entering, you are welcomed into a hallway, with utility space, that provides access to two front-aspect rooms—one of which benefits from a built in cupboard. That hallway also gives access into a fully tiled bathroom comprising a bath, overhead shower, wash basin, and WC.

The hallway further leads to a generous reception room, currently utilised as a lounge and office space with gas fire. This room features a fireplace and French doors that open out onto the enclosed rear garden. Adjacent to the reception room is a well-equipped kitchen, fitted with a range of floor and wall units, granite work surfaces, and integrated appliances.

Externally, the property enjoys a low-maintenance front garden, while the South West facing enclosed rear garden is mainly laid to lawn with a paved patio seating area and brick built external store.

## Tenure

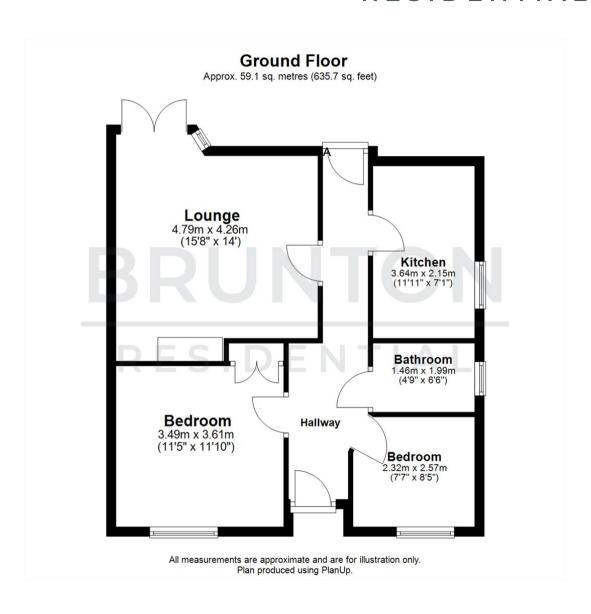
The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band A





## BRUNTON



TENURE: Leasehold

LOCAL AUTHORITY: Newcastle CC

COUNCIL TAX BAND: A

EPC RATING:

