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BIRCHWOOD AVENUE, NORTH GOSFORTH, NE13

Offers Over £190,000

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Well-Proportioned Two-Bedroom Semi-Detached Bungalow Situated on Birchwood Avenue in North Gosforth, a Sought-After Residential Area Offering Excellent Access to Local Amenities and Transport Links.

The property features a spacious reception room, two comfortable bedrooms, and a well-appointed bathroom, all arranged across a single level for ease of living. It also benefits from an attached integral garage, a driveway, and well-maintained front and rear gardens that provide attractive outdoor space.

Set in a well-connected part of North Gosforth, the home is ideally placed for access to shops, green spaces, and local schools, while offering convenient links to Newcastle city centre and surrounding areas.

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The internal accommodation briefly comprises:

Entrance into a central hallway providing access throughout the home. To the left is a well-appointed kitchen, which also offers internal access to the integral garage. Continuing from the hallway, there is a spacious reception room currently used as a lounge, featuring a fireplace and sliding doors that open directly onto the rear garden.

The hallway also leads to a fully tiled bathroom, fitted with a bath and overhead shower, washbasin, and WC. Two comfortable double bedrooms complete the layout—one featuring a front-aspect bay window, and the other benefiting from a wall of fitted wardrobes.

Externally, to the front, the property features a neatly maintained town garden and a driveway leading to the attached garage. To the rear is a lovely enclosed garden with fenced boundaries, well-stocked borders, a paved patio seating area, and rear access into the garage.

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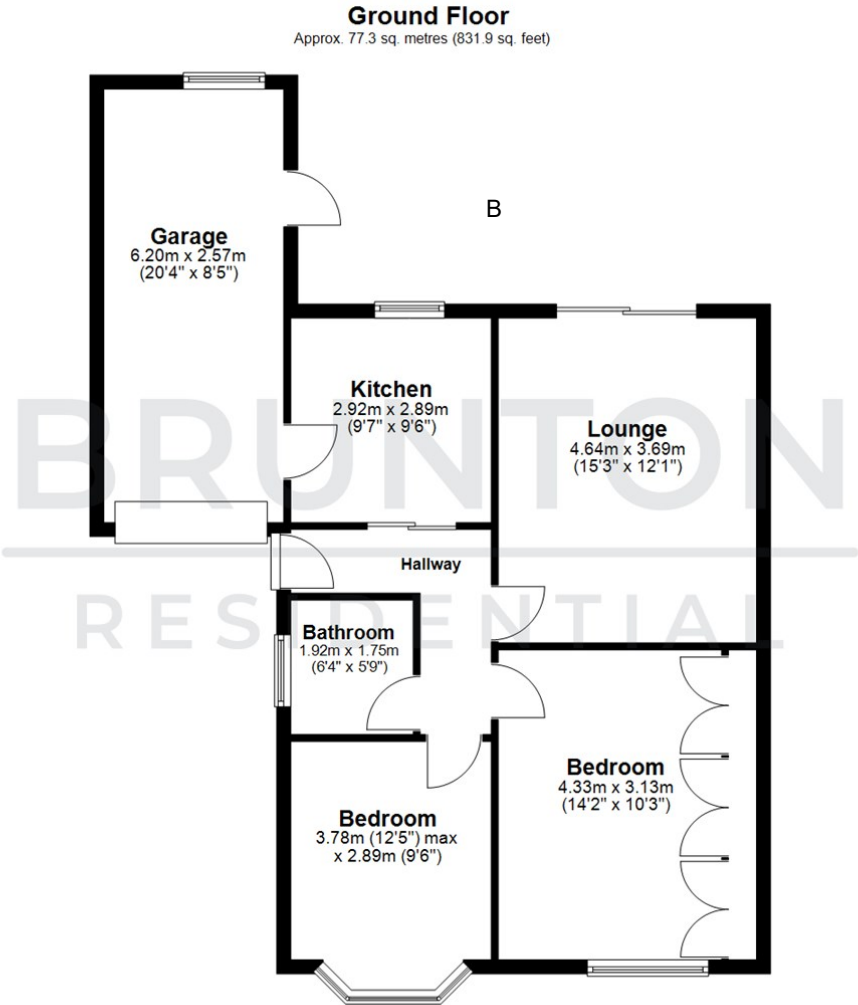
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : D



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		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(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		
(02 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	