

# BRUNTON

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## RESIDENTIAL



**GREAT NORTH ROAD, BRUNTON PARK, NE3**

**Offers Over £395,000**



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Offered With No Forward Chain, This Well-Presented, Larger Style Three-Bedroom 1930s Semi-Detached Situated on the Sought-After Brunton Park Estate. Occupying a Generous Plot with a Double Driveway, Integral Garage, and a West-Facing Rear Garden.

The property offers a spacious internal layout featuring a grand panelled entrance hall with ground floor WC, two formal reception rooms, a breakfasting kitchen with utility area, and a substantial four-piece family bathroom with underfloor heating. All three bedrooms are well-proportioned doubles, with the main bedroom benefitting from a bay window and built-in wardrobes. Recent upgrades include a full roof replacement (2022) and a fully boarded loft with lighting (2023), both with guarantees in place.

Positioned in a well-established residential area, the home benefits from easy access to local shops, schools, and transport links. Triple glazing to the front and additional noise-dampening features ensure a quiet environment, making this an ideal opportunity for buyers seeking space, character, and modern comforts in a highly desirable location.



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The internal accommodation briefly comprises: Entrance into a grand, panelled hallway with a ground floor WC and staircase rising to the first floor. To the right, the home features a formal dining room with glazed doors opening to the rear patio and garden, and a generous lounge, which includes a walk-in bay window to the front.

To the rear of the ground floor is a breakfasting kitchen, which provides access to the integral garage and a separate utility room positioned at the back, with further access to the west-facing rear garden.

Upstairs, the landing leads to three well-proportioned double bedrooms, with the principal bedroom enjoying a front-aspect bay window and built-in wardrobes. The home is served by a substantial four-piece family bathroom, which includes a separate shower cubicle, bath, washbasin, WC, and underfloor heating.

Externally, the property sits on a generous plot with a double driveway to the front and a well-maintained west-facing rear garden ideal for afternoon and evening sun. Triple glazing to the front and noise-dampening window mechanisms ensure peace and quiet throughout.





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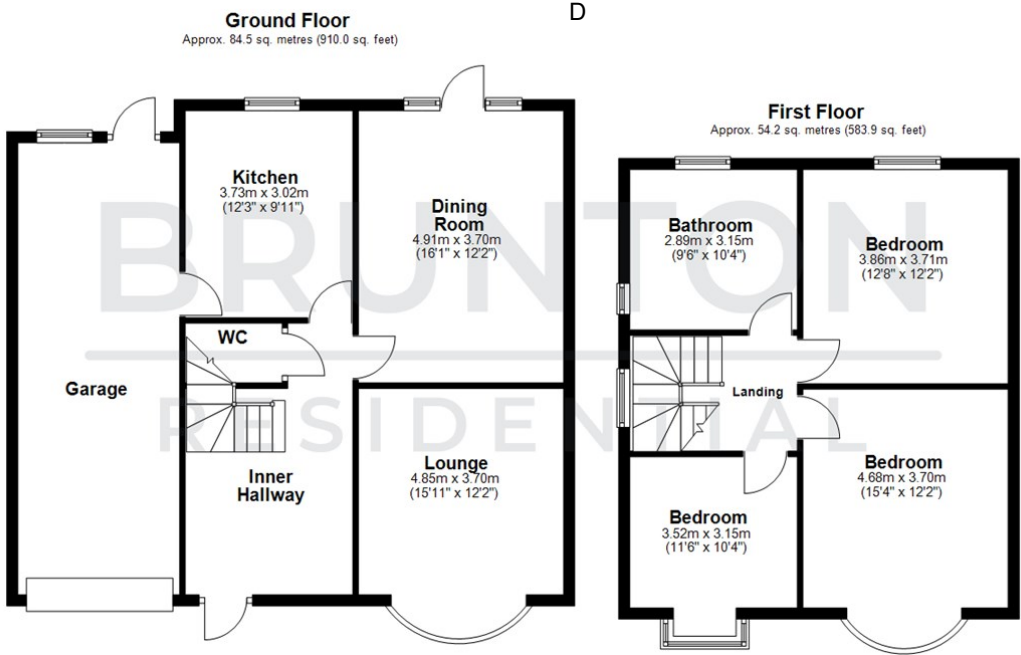
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING : C



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

