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BIRCHWOOD AVENUE, NORTH GOSFORTH, NE13

Offers Over £275,000

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Detached Two/Three-Bedroom Dutch Bungalow with Front and Rear Gardens, Garage and Driveway Offering Off-Street Parking.

Built in 1958, this home offers versatile living with two double bedrooms and a third room currently used as a music room, a large living room, a bright sunroom/conservatory overlooking the garden, a recently renovated bathroom, and an additional upstairs shower room. Generous storage is provided throughout, alongside both front and rear gardens, a driveway for off-street parking, and modern updates including new windows, external doors, rear cladding, and security cameras.

Positioned in the sought-after North Gosforth, the property enjoys a peaceful residential setting with convenient access to local amenities, schools, and excellent transport links into Newcastle city centre and beyond.

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The internal accommodation briefly comprises: Entrance hall with wood-effect flooring and stairs to the first floor. To the right is a front-aspect reception room, which could also be used as a third bedroom, along with a fully tiled shower room comprising a three-piece suite, including a walk-in shower and heated towel rail. To the left, there is a dining room with a front-aspect window, which leads into a generous living room featuring a large rear window with views over the garden. From here, there is access to the conservatory, which also provides garden access.

The hallway leads to a well-appointed kitchen fitted with a range of wall and base units, integrated appliances, including an oven, hob, and extractor fan, along with a storage cupboard. Dual-aspect windows offer pleasant views over the garden, and a door leading into the integral garage.

Upstairs, the landing gives access to two bedrooms, the principal of which benefits from fitted wardrobes and access to a shower room with a three-piece suite.

Externally, the home enjoys both front and rear gardens, with the rear offering a pleasant lawned area and seating space. A driveway provides off-street parking along with access to a detached garage. Further recent upgrades include new windows to the front and rear, new front and rear doors, and new cladding to the rear. Security cameras are installed around the exterior and will remain in place.



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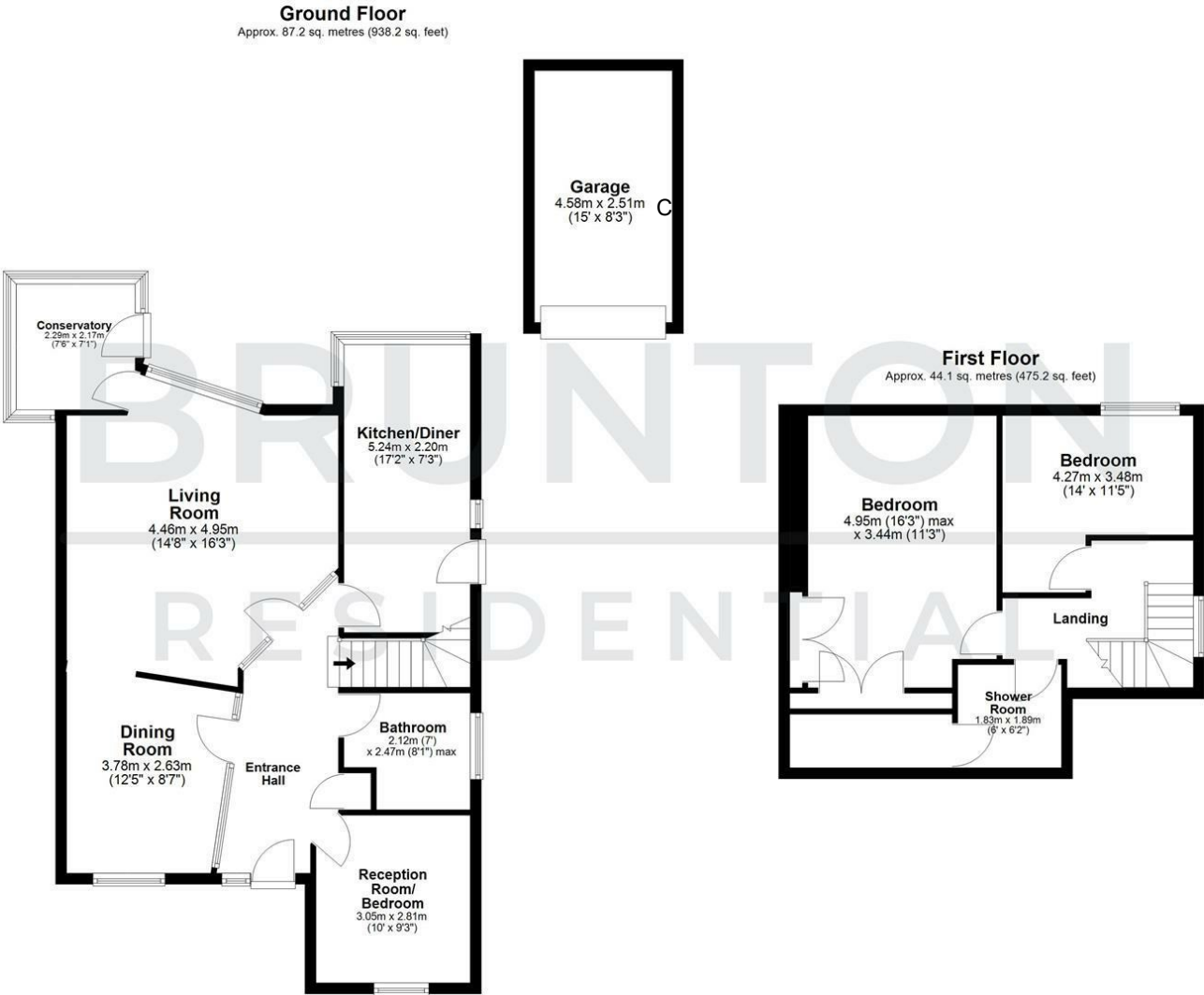
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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