

BRUNTON

RESIDENTIAL



ROTHBURY GARDENS, WIDEOPEN, NE13

Offers Over £150,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL





Brunton Residential are delighted to welcome to the market this beautifully presented two-bedroom semi-detached home, perfectly situated on the ever-popular Rothbury Gardens, a charming, pedestrianised street in Wideopen, North of Gosforth.

The property provides two reception rooms and the kitchen to the ground floor and to the first floor are two double bedrooms and the family bathroom with stand alone shower.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The accommodation briefly comprises: a welcoming entrance hallway, a bright and airy lounge with a feature bay window, a separate dining room with useful under stair storage space, and a well-fitted kitchen providing access to the rear garden.

To the first floor landing, there are two double bedrooms and a modern family shower room with built-in storage.

Externally there is a well stocked mature garden to the front, side access to the rear garden. The rear garden has double gated access and has a brick built storage unit which could be utilised as a home off or gym.

This attractive property enjoys an excellent location, offering easy access to a range of local amenities including shops, schools, and leisure facilities. For those who enjoy the outdoors, there are nearby parks and green spaces ideal for relaxing countryside walks. Excellent transport links provide quick and convenient access to Gosforth and Newcastle City Centre, with regular bus services and close proximity to the A1 ensuring effortless commuting for both work and leisure.



BRUNTON

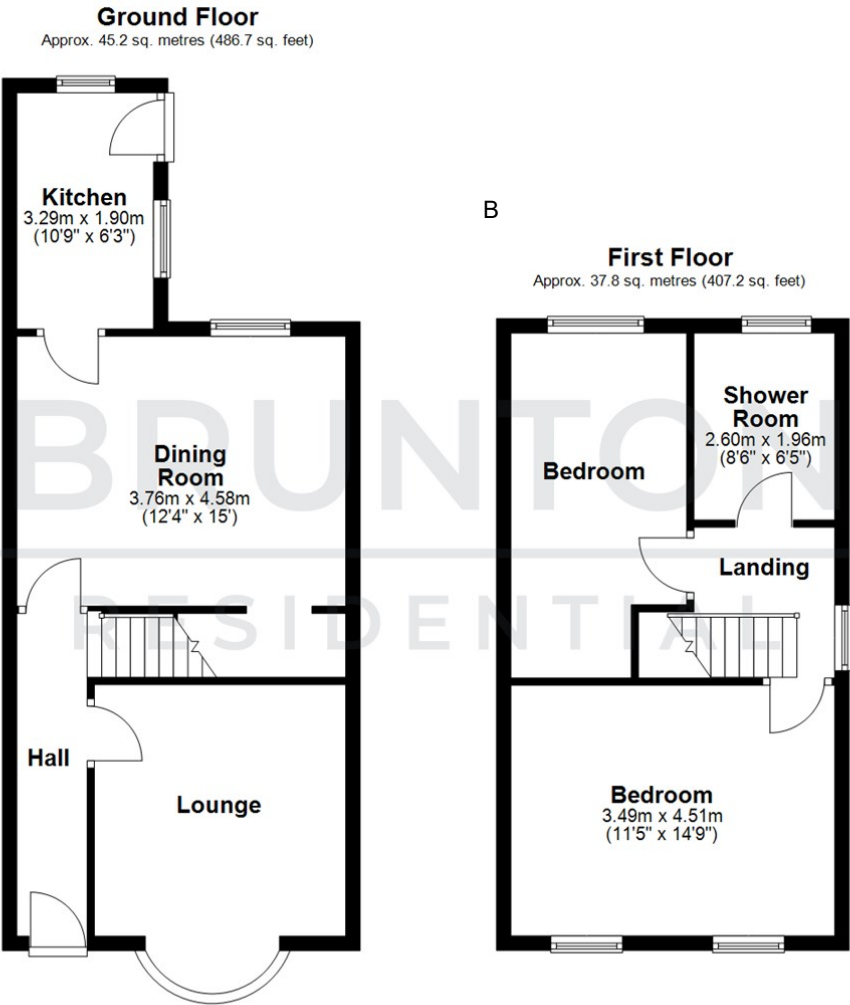
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : North Tyneside

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		81
	64	
EU Directive 2002/91/EC		
England & Wales		

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		