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EDDLESTON AVENUE, NEWCASTLE UPON TYNE, NE3

Offers Over £435,000

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Fantastic Semi-Detached Family Home Boasting Close to 1900 Sq ft, Situated within Central Gosforth & Boasting a Superb 30ft Lounge/Diner plus Family Room, Re-fitted Kitchen, Four Bedrooms Featuring Three Doubles including 15ft Master Bedroom, Re-fitted Bathroom plus Shower Room, Fantastic Lawned Rear Gardens, Off Street Parking & Garage!

This great four-bedroom semi-detached home is ideally located on Eddleston Avenue, Gosforth. Eddleston Avenue, which is situated off Oakhurst Drive and Montagu Avenue, is well placed to provide easy access into central Gosforth with its excellent array of shops, cafes and amenities.

The property is also positioned just a short walk from the local shops of Kenton Park and Ashburton Village, as well as the road transport links of Kenton Road, providing excellent links into Newcastle City Centre and throughout the region.

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The internal accommodation comprises: An entrance porch with tiled flooring leading into a convenient ground floor WC and the main entrance hall. From here there is access to the reception room, the kitchen and the stairs leading up to the first floor landing. To the right is a bright, dual aspect lounge/dining room with a walk in bay window, feature fireplace and doors to the rear garden. This room also connects to the kitchen.

The kitchen, supplied by Wren, was replaced within the last five years and updated again this year. It offers fitted wall and base units, integrated appliances and Silestone worktops. Beyond the kitchen is a versatile piano room that could serve as an office, study or playroom, with access to the rear garden and the garage. The garage is plumbed for a washer dryer and has an up and over door.

The first floor landing provides access to four bedrooms and two bathrooms. The principal bedroom, extended by the current owner, is a generous front aspect room with fitted wardrobes. Adjacent is a well maintained shower room with a three piece suite, tiled flooring and a heated towel rail, along with a separate WC and a separate family bathroom. The remaining three bedrooms offer good proportions, two with fitted wardrobes, and bedroom four currently used as an office.

Externally, the rear garden is well maintained, mainly laid to lawn with a paved seating area and open outlook to the west allowing evening sun. To the front is a large block paved driveway, the property benefits from full double glazing installed in recent years. Early viewings are deemed essential to avoid disappointment!



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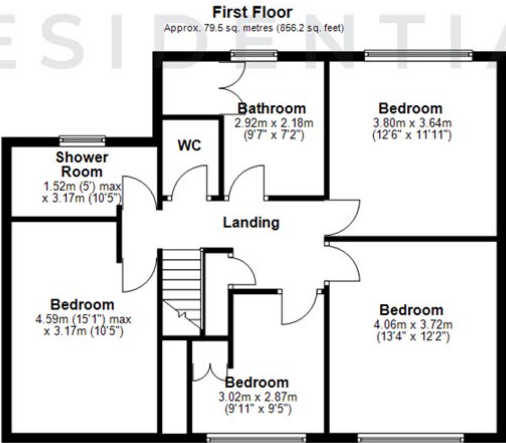
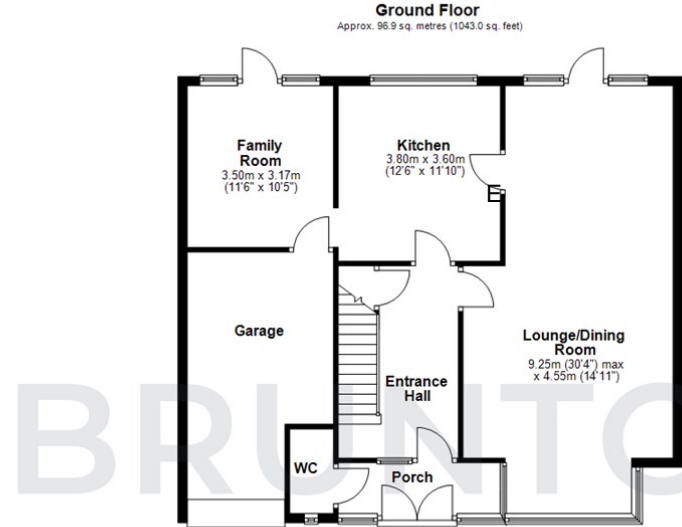
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : E

EPC RATING :



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		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	