

BRUNTON

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PARK AVENUE, GOSFORTH, NE3

Offers Over £140,000

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Well-proportioned two-bedroom home occupying a desirable position in Gosforth, with a practical layout and good levels of natural light throughout.

The property offers two well-sized bedrooms, a comfortable lounge/diner with a feature fireplace and a kitchen with direct access to the rear garden. The private rear garden provides a generous outdoor space, with a predominantly lawned layout and established timber fencing, while the enclosed front approach adds further greenery and privacy.

Situated on Park Avenue in the popular Gosforth area of Newcastle upon Tyne, the property is well placed for Gosforth High Street and its wide range of shops, cafés, restaurants and everyday amenities. The area is also well served by local schools, bus and Metro links, with excellent access into Newcastle city centre and nearby green spaces, including Gosforth Central Park and the Town Moor.

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The internal accommodation comprises: a welcoming entrance hall leading to a front-facing bedroom and an inviting lounge/diner with a feature fireplace. A second bedroom with built-in storage overlooks the rear garden, while a well-appointed family bathroom provides a bath with overhead shower, WC and wash hand basin. To the rear, the kitchen is fitted with a range of wall and base units, with space for appliances, a garden-facing window and direct access to the rear garden, alongside useful additional storage.

Externally, the property benefits from an enclosed front walkway surrounded by established shrubbery. To the rear is a private garden enclosed by timber fencing and laid mainly to lawn, providing a good amount of natural light and an excellent setting for everyday family life and entertaining.



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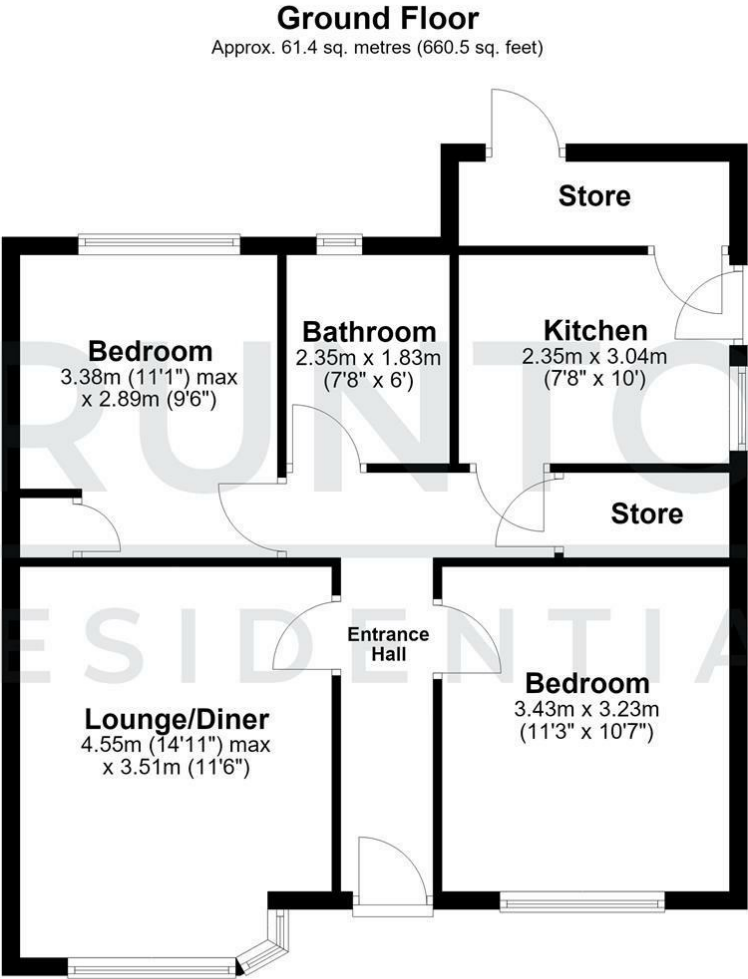
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING :



Total area: approx. 61.4 sq. metres (660.5 sq. feet)



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		
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		
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Not environmentally friendly - higher CO ₂ emissions		
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