BRUNTON
RESIDENTIAL

AUDLEY ROAD, SOUTH GOSFORTH, NE3

Offers Over £260,000

BRUNTON
RESIDENTIAL

BRUNTON
RESIDENTIAL

Charming End-Terraced Home Featuring Three Bedrooms, 13ft Lounge, Great Open Plan Kitchen/Dining Room, Family Bathroom, Established Private Rear Garden & Garage! Ideally Positioned within South Gosforth!

This charming three bedroom end terrace home occupies a pleasant position on Audley Road, South Gosforth. Audley Road is conveniently placed for the local shops and amenities within South Gosforth, including Sainsbury's Local and the ever popular Brandling Villa, whilst Gosforth High Street, just a short walk away, offers a wider selection of shops, cafés, restaurants and everyday services.

The property is also well positioned just a stones throw from South Gosforth Metro Station providing excellent links into Newcastle City Centre, Newcastle Airport and the coast, with local bus services offering further connections across the surrounding area.

Offering well-balanced accommodation, established gardens and a garage, this great three bedroom property presents an appealing choice for first-time buyers, young professionals and families alike.

BRUNTON

RESIDENTIAL

BRUNTON

RESIDENTIAL

The property is accessed via a front door leading into the entrance hallway. The staircase is positioned directly ahead, providing access to the first floor, while a door to the right leads into the living room.

The living room is positioned to the front of the property and is a good-sized reception space, nicely presented throughout. The living room is open plan through to the kitchen and dining area at the rear of the home, creating a spacious feel to the ground floor, ideal for family living or entertaining. The kitchen is nicely presented and fitted with a range of integrated appliances as well as a door providing access to the rear garden.

On the first floor, the landing provides access to all three bedrooms and the family bathroom. Bedrooms one and two are both good-sized double bedrooms, while bedroom three is a single bedroom with the stairhead forming part of the available space. This area has been converted into a home office, however it could also serve as a spare bedroom, children's room or dressing area depending on personal requirements.

The family bathroom is fitted with a white three-piece suite comprising a bath, WC and sink, with a shower over the bath. The room is fully tiled and also benefits from wood panelling to the ceiling.

Externally, the property benefits from a small front garden, with a boundary hedge providing a degree of privacy, while to the rear is a good-sized paved garden. The property also benefits from a detached garage, providing useful additional storage and parking.

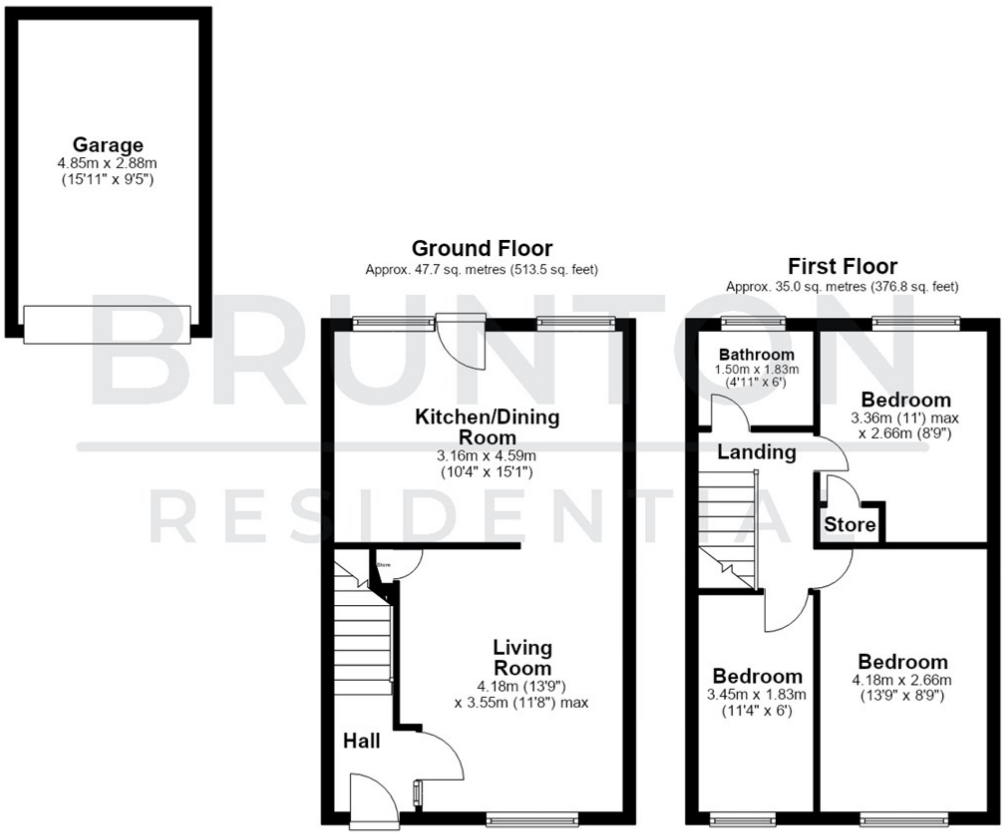
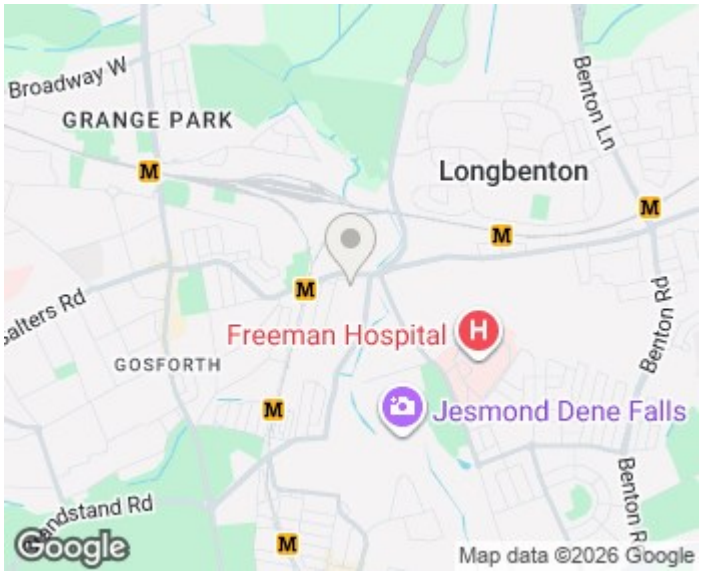
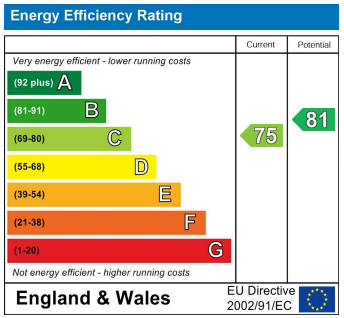
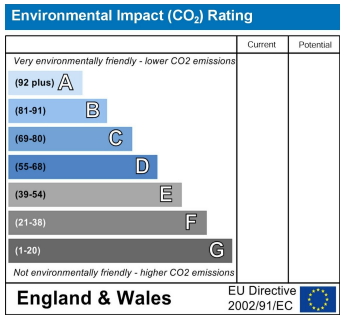
BRUNTON
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : C



Total area: approx. 82.7 sq. metres (890.3 sq. feet)