



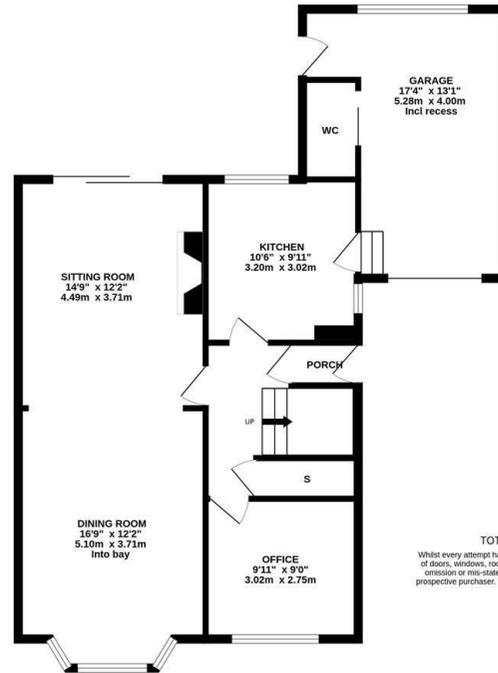
With a west facing rear garden no onward chain! A great opportunity to acquire this three bedroom semi-detached Dutch bungalow situated on South Bend, Brunton Park, Gosforth. South Bend, located just off Princes Road and Greenfield Road is ideally placed to access the local shops and amenities and is also only a short walk to Gosforth High Street.

The accommodation briefly comprises: entrance porch through to entrance hall with stairs to first floor and separate storage cupboard; sitting room with sliding door access out to the rear garden, open to dining room with walk in bay and lift access to the first floor; kitchen with fitted units and work surfaces; office; 17ft garage with side door access and sliding door access to the downstairs WC. The first floor landing gives access to; bedroom one with fitted wardrobe storage and separate Eaves storage; bedroom two with sliding door wardrobe storage; bedroom three; bathroom with storage cupboard and separate WC. Externally, a front garden laid to a mixture of block paving and gravel, with mature planting and a driveway providing off-street parking. To the rear, a delightful west facing garden laid mainly to lawn with a mixture of planting including flowers and shrubs together with a feature pond, all enclosed with fenced boundaries. With boarded loft storage including foldable steps and lighting, early viewings are advised to avoid disappointment!

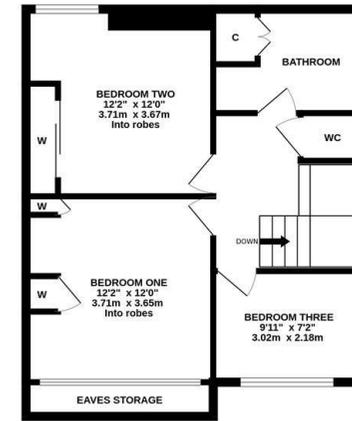
Semi-Detached Dutch Bungalow | 1,406 Sq ft (130.6m²) | Three Bedrooms | Sitting Room to Dining Room | Lift Access to First Floor | Kitchen | Office | Study | Bathroom with Separate WC | Boarded Loft Storage with Lighting | Front Garden & Driveway | Garage | West Facing Rear Garden | GCH | Great Location | No Onward Chain | Freehold | Council Tax Band D | EPC: E



GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1406 sq.ft. (130.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Offers Over £300,000

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