



1 South Bend

Brunton Park



SANDERSON
YOUNG





1 South Bend
Brunton Park, Gosforth

Available with no onward chain, is this deceptively large & extended semi-detached family home, situated on a desirable corner plot. The tremendous space inside comprises of three reception rooms, kitchen/breakfast room, conservatory, ground floor bedroom and re-fitted shower room, as well as four bedrooms and a family bathroom to the first floor. One of the bedrooms is accessed via a large dressing/reception room and also has its own ensuite.

There is an integral garage/store room and off street parking, as well as delightful manicured south west facing lawned rear gardens.

Priced to reflect some modernisation, this great, unusually spacious, semi-detached home is ideally located on South Bend, on the very desirable Brunton Park estate.

Price Guide:
Offers Over £450,000



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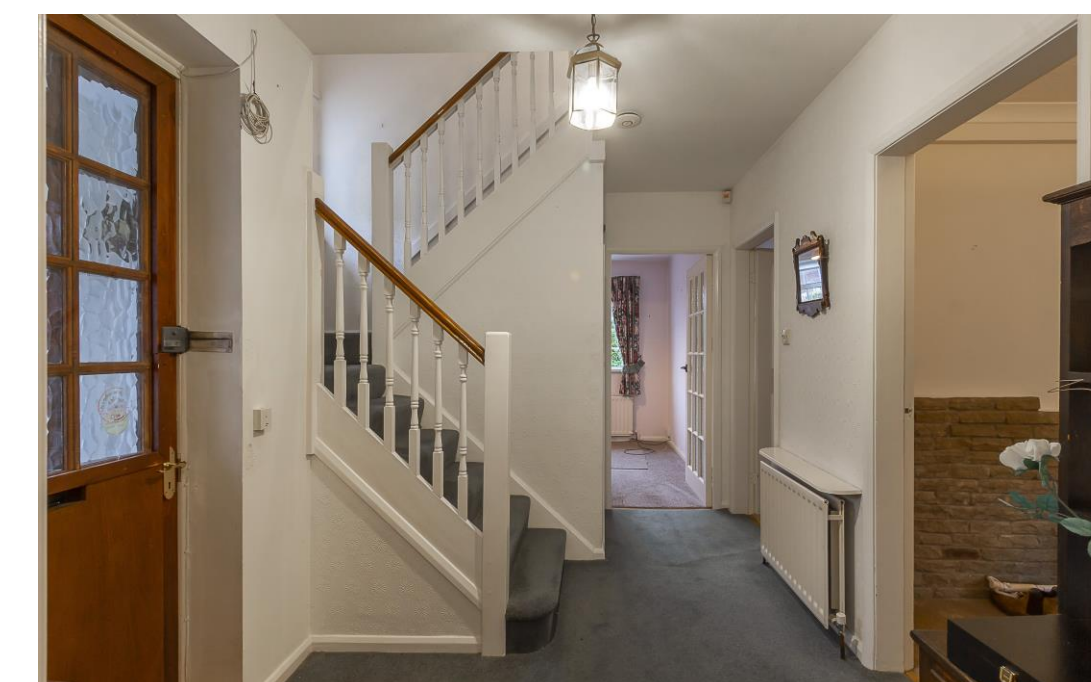
The property, which has been in the ownership of the same family for over 60 years, is perfectly positioned on the corner of South Bend and Greenfield Road offering direct access to the excellent shops and amenities of Brunton Park.

The property offers an excellent opportunity for an internal granny annexe with separate living space, which could also be ideal for those buyers with live in relatives or teenagers. The property is located close to outstanding local schooling and is situated only a short drive/walk/bus ride from Gosforth High Street and the A1, providing excellent links throughout the region.

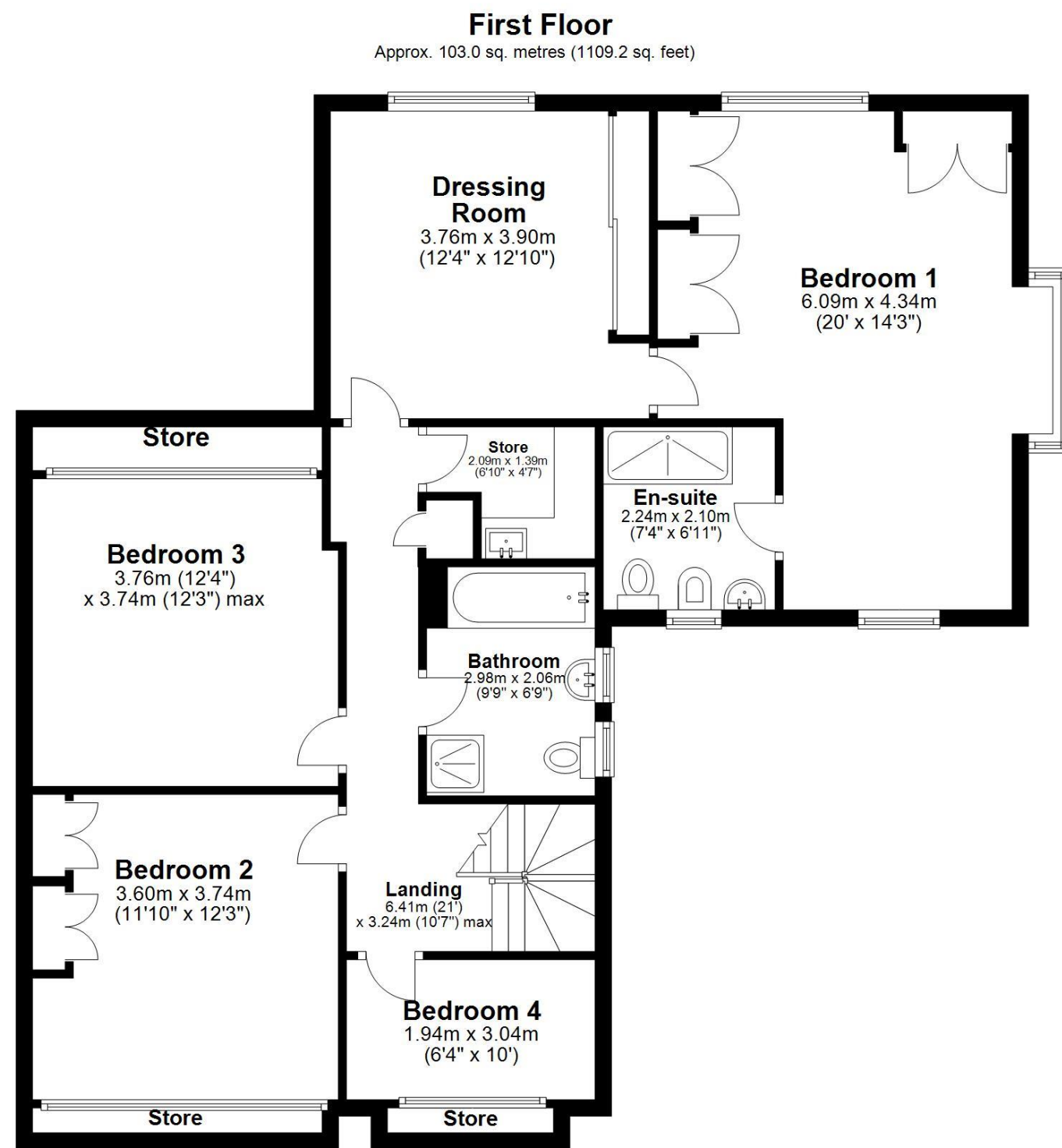
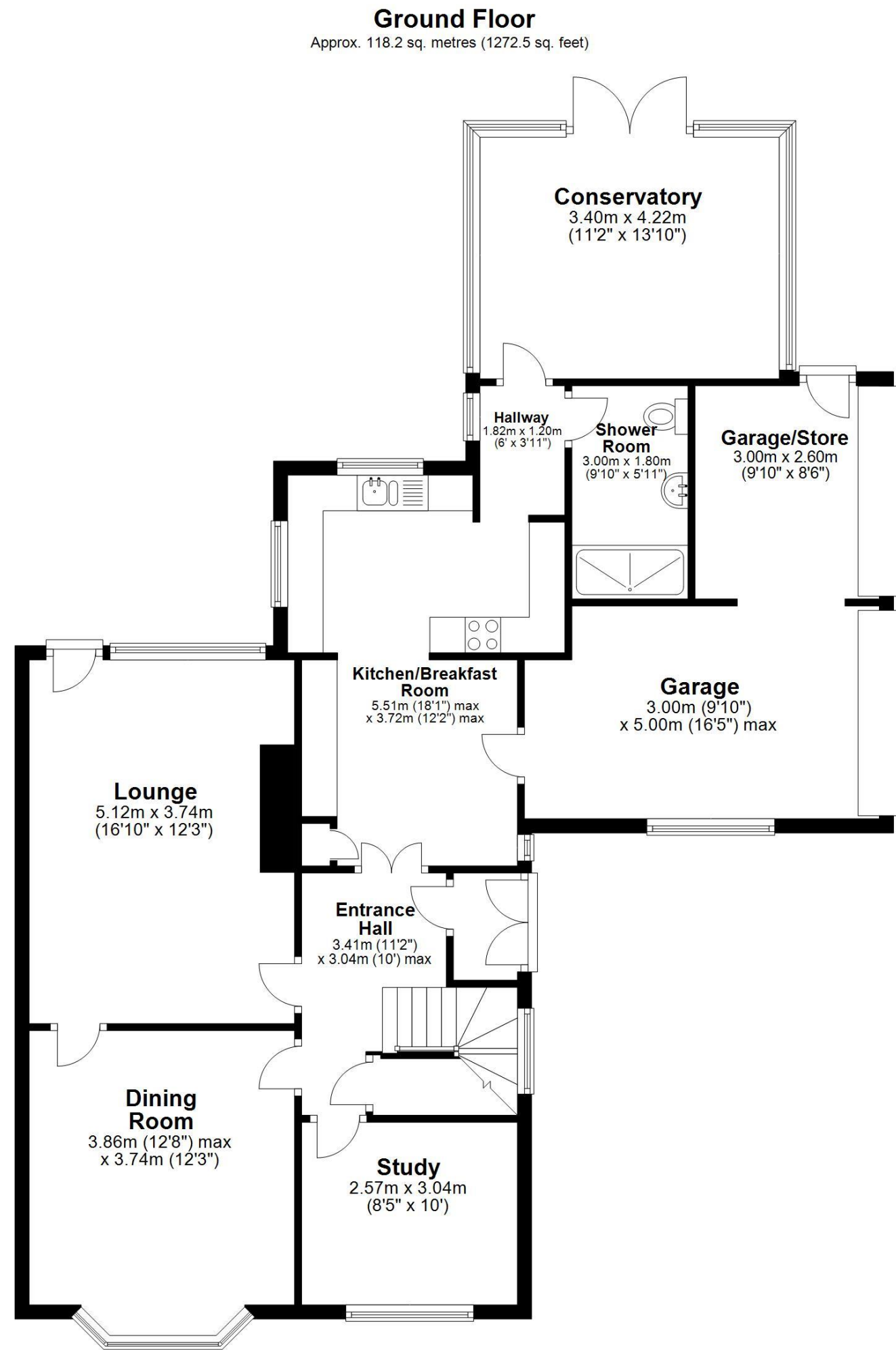
The internal accommodation comprises: Entrance hall with stairs leading to the first floor | Lounge with fireplace and doors leading to the rear terrace and garden | Study | Dining room/reception room two with walk-in bay | Kitchen/breakfast room with window overlooking the rear gardens and a door to integral garage and integrated appliances. | A small hallway leads from the kitchen through to a re-fitted ground floor shower room with WC | A conservatory with doors leading into the gardens.



Miss Emma Lane
0191 213 0033
emma.lane@sandersonyoung.co.uk







Total area: approx. 221.3 sq. metres (2381.6 sq. feet)
1 South Bend, NEWCASTLE UPON TYNE



Stairs from the hallway lead up to the first-floor landing, giving access to four bedrooms and a large dressing/sitting room | The large main bedroom is bright, with windows on three aspects. It is very generous in size and is accessed via a dressing room with fitted storage. From the double bedroom there is access to an en-suite shower room with WC | Bedrooms two and three are both comfortable double rooms | Bedroom four is a smaller single room | Family bathroom with four-piece suite | Store cupboard.

Externally, the property enjoys an enviable position, being located on a desirable corner plot and benefiting from a large, low maintenance front garden with well stocked borders and paved seating areas | The rear garden is well presented and is laid mainly to lawn, again with well stocked borders and paved patio seating areas.

The property also offers a double driveway that leads to the integral garage with secure parking for one vehicle and a garage/store - both with electronic roller doors. Priced to reflect the required modernisation, this is an excellent opportunity for someone to create a beautiful family home in a desirable residential location. Internal viewings are strongly advised to see the unusual size and scope of the property on offer.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band D | Energy Performance Certificate: Rating TBC

