



## 2 bed semi-detached bungalow to buy in NE13

Hornsea Close, Brunswick Green,  
Newcastle upon Tyne, Tyne and Wear,  
NE13 7HG

**£200,000** Offers over

 x2  x1  x1

Tenure

**Leasehold**

Driveway & Garage parking

## Property features

- ✓ EPC C
- ✓ Council Tax Band B
- ✓ Cul-De-Sac Location
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

## Description

Pattinson Gosforth are delighted to present to the market this delightful, two-bedroom, semi-detached bungalow situated in the sought-after neighbourhood of Brunswick Green, Newcastle upon Tyne. The property is generously proportioned, offering comfortable, well maintained, and versatile living spaces ideally suited for a range of buyers.

Internally, this cosy abode benefits from a welcoming reception room finished with neutral décor, providing the perfect space for relaxing or entertaining family and friends. The two good-sized bedrooms are well-appointed, offering ample space for furnishings to suit your taste. The contemporary bathroom completes the accommodation, featuring modern fixtures and fittings for your convenience. The kitchen caters to all needs with a range of wall and base units.

Externally, the property boasts a single garage and driveway, providing secure off-street parking– a tremendous benefit in this popular locale. The enclosed rear garden offers ample space for those with green fingers, whilst also benefitting from a lawn and patio area.

This property comes with an EPC rating of C, indicating good energy performance and cost-effectiveness. It also falls under the Council Tax Band B, which is an added advantage for potential homeowners considering the costs associated.

Being located in Brunswick Green, you have the privilege of living in a peaceful setting yet having quick access to local amenities, local transport links, and the bustling city life of Newcastle upon Tyne.

Offered for Residential Sale, this delightful bungalow would make an excellent first time buy, downsizer, or investment property. An early appointment is highly recommended to avoid disappointment. Let this delightful property be your ideal choice for comfortable living.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 943

Price: Offers over £200,000

Property Type: Semi-detached Bungalow

Parking: Driveway & Garage

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable, FTTP (fibre to the premises)

Mobile signal coverage: Good

## External



## Kitchen

2.80m x 2.41m (9'2" x 7'10")



## Living Room

3.60m x 5.10m (11'9" x 16'8")



## Bedroom 1

3.55m x 3.80m (11'7" x 12'5")



## Bedroom 2

2.76m x 3.15m (9'0" x 10'4")



## Bathroom

1.65m x 2.41m (5'4" x 7'10")

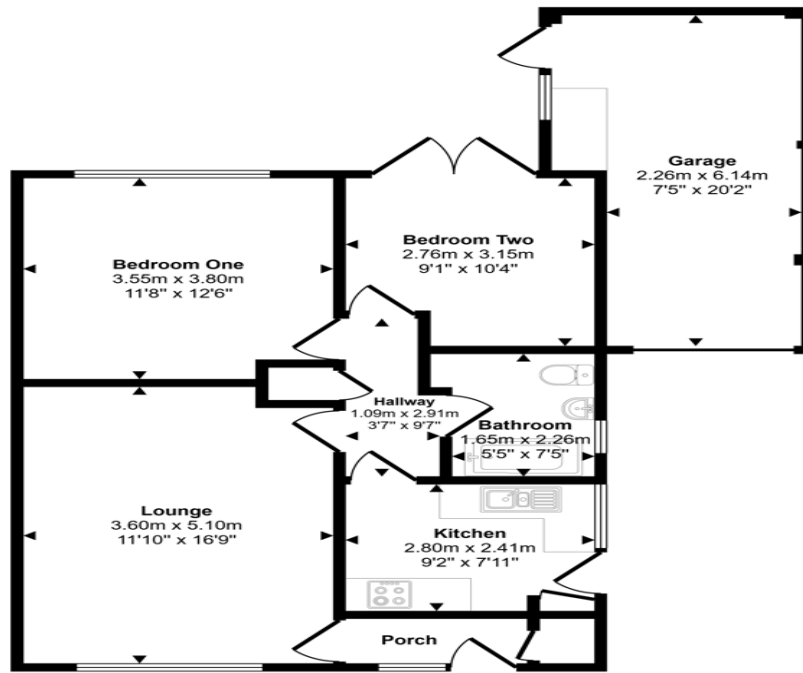


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## Garden



Approx Gross Internal Area  
76 sq m / 817 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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