





- Popular Location
- Ideal First Time Buy
- Two Double Bedrooms
- Terraced Home
- Close To Amenities
- Freehold
- Council Tax Band \*A\*
- Viewing Recommended
- Call For More Information
- Video Tour Available





**\*\* Video Tour on our YouTube Channel |  
<https://youtu.be/KVHbNu6HamE> \*\***

This two double bedroom terraced home is offered for sale with the benefit of no onward chain, making it an ideal purchase for the first time buyer, down-sizer or investor alike.

Tucked away in the quiet Westfield Avenue, within the leafy suburb of Brunswick Village, the property is close to a wide range of local amenities, along with excellent transport links, providing smooth connections to Gosforth, Newcastle, and surrounding areas. Big Waters Nature Reserve is also within walking distance where you can enjoy walking trails and an abundance of wildlife, a perfect spot for outdoor enthusiasts. The airport is also within easy reach.

Internally the property briefly comprises to the ground floor: - entrance hallway, spacious lounge dining room and kitchen with access to the rear garden. To the first floor there are two double bedrooms, both with built-in storage and there is a shower room and separate WC. Externally there is a lawn to the front and a South-facing garden to the rear, which is a natural sun trap.

Please call our Gosforth team on 0191 236 2070 to book a viewing or for more information.

#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*A\*.



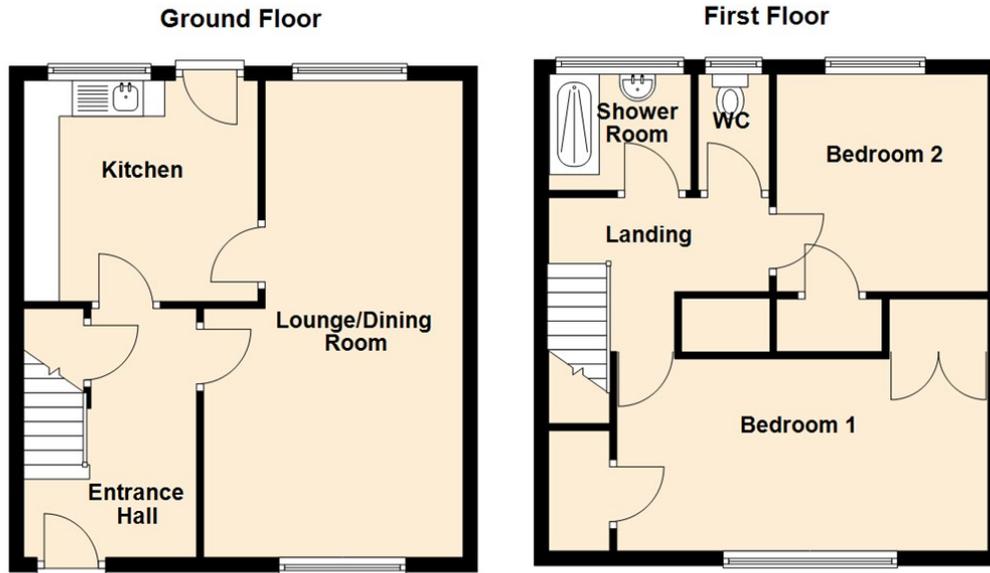
Lounge 11'6" x 11'3" (3.53 x 3.45)

Kitchen 10'1" x 10'7" (3.09 x 3.24)

Dining Area 10'4" x 9'1" (3.17 x 2.79)

Bedroom One 16'7" x 8'9" (5.06 x 2.69)

Bedroom Two 10'8" x 10'9" (3.26 x 3.285)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

## The difference between house and home

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