

BRUNTON

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LAZONBY WAY, WESTERHOPE, NE5

£199,950

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EXTENDED SEMI DETACHED - PERFECT STARTER HOME - TWO DOUBLE BEDROOMS
Brunton Residential are delighted to offer this excellent extended semi-detached home located on Lazonby Way in Westerhope. The property is well presented throughout offering spacious living with a private South facing garden, off-street parking and a **STUNNING** rear extension. For more information and to book your viewing please call our team on 0191 236 8347.

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The extended accommodation is presented to the highest standard and briefly comprises; entrance hallway with access to downstairs WC. There is a breakfasting kitchen offering wall and floor units, coordinated work surfaces and some fitted appliances. To the rear of the property is the full-width lounge area that has been superbly extended to offer a dining space with tinted glass, this bright space has French doors to the rear opening out to the garden.

To the first floor are two well-sized double bedrooms both spanning the width of the property and a stylish three piece family bathroom with shower over the bath.

Externally, there is a town garden to the front as well as a parking space providing off-street parking. To the rear and side there is a fantastic sized South facing garden laid mainly to lawn with fenced boundaries.

Tenure

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

Council Tax Band B



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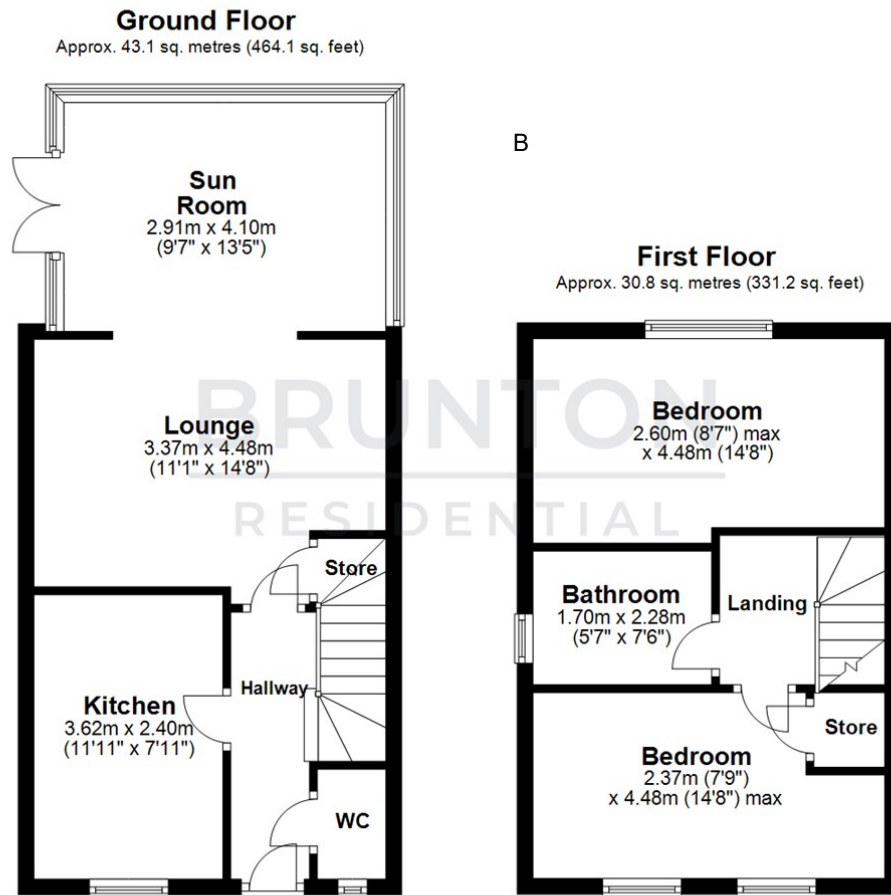
TENURE : Freehold

LOCAL AUTHORITY :

COUNCIL TAX BAND : B

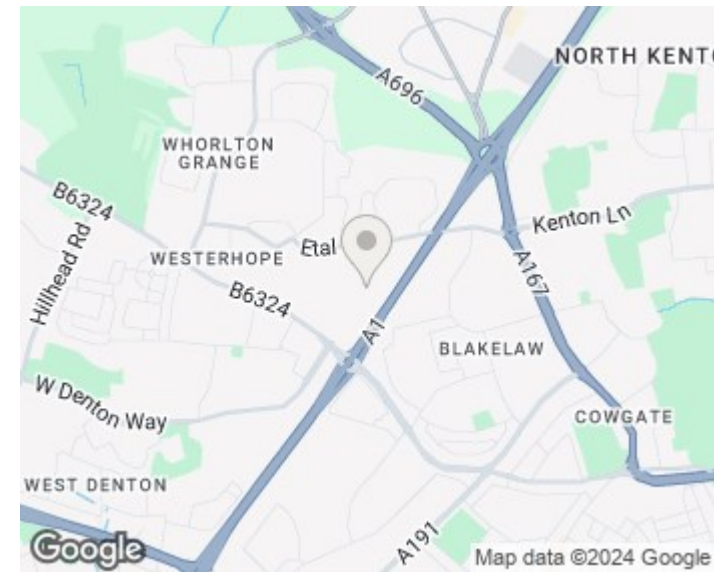
EPC RATING : B

SERVICES :



Total area: approx. 73.9 sq. metres (795.3 sq. feet)

All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>	<p>97</p> <p>83</p>

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	

EU Directive 2002/91/EC