

# BRUNTON

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## RESIDENTIAL



**SOUTHWAY, NEWCASTLE UPON TYNE,**

**Offers Over £220,000**



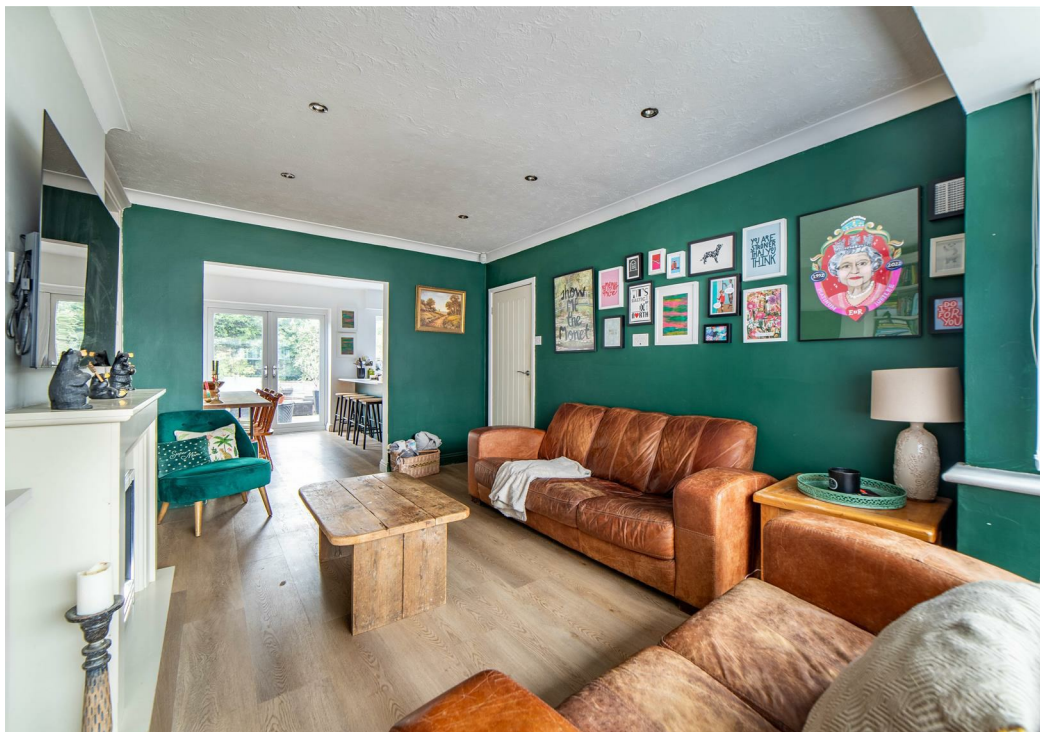
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Well-presented, three-bedroom semi-detached house on Southway in Newcastle Upon Tyne, offering a thoughtfully arranged home with a generous, light-filled living room and versatile accommodation throughout.

Upon entering, you are welcomed by a spacious entrance hall with practical under-stair storage, alongside a versatile playroom offering excellent potential for use as a study or home office. The accommodation continues into a generous living room, before opening into a stylish open-plan kitchen-diner, thoughtfully designed to provide a sociable hub for family life and entertaining guests. The kitchen features a breakfast bar and integrated appliances, with French doors opening onto the enclosed rear garden, while a useful utility room and WC complete the ground floor. Upstairs, there are three bedrooms, including two doubles, with fitted wardrobes in the main bedroom and third bedroom, alongside a family bathroom.

Southway is positioned within a residential area of Newcastle Upon Tyne, with local shops, schools, and everyday amenities available within the surrounding neighbourhoods. The area is served by regular bus services providing access towards Newcastle city centre and surrounding districts, while road links offer convenient access across the wider city. The property is well suited to families and buyers seeking a practical home with generous living space, useful storage, driveway parking, and an enclosed garden.



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The internal accommodation comprises: an entrance hall with stairs leading up to the first floor and useful under-stair storage. From here, there is access to a versatile snug, ideal for a home office or additional sitting space, while the well-presented living room features a large front-facing window, recessed lighting, fitted shelving, and a fireplace with an inset electric fire.

The living room opens into the kitchen and dining area, creating a sociable open-plan space. The kitchen is fitted with an extensive range of dark green cabinetry, a breakfast bar, contrasting work surfaces, integrated appliances including a double oven and induction hob, and a sink positioned beneath a window overlooking the rear garden. The dining area provides space for a good-sized table and benefits from French doors opening directly onto the garden. A useful utility room and convenient WC complete the ground floor accommodation.

Stairs lead up to the first-floor landing, giving access to three bedrooms and the family bathroom. There are two double bedrooms, including the main bedroom, which benefits from fitted wardrobes, while the third bedroom is also fitted with wardrobes and offers flexibility for a bedroom, office, or dressing room. The bathroom is fitted with a bath with shower over, glazed shower screen, wash basin and WC, with contemporary white wall tiling and a dark tiled floor.

Externally, the rear garden is fully enclosed and has been thoughtfully arranged with a large raised timber deck providing generous space for outdoor dining and seating. Beyond this, there are gravelled areas, raised planting beds, mature greenery and timber fencing, creating a practical outdoor space with areas for both entertaining and gardening. To the front, the property benefits from driveway parking alongside a low brick boundary wall and paved access to the entrance.





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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : C

