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ROKEBY STREET, LEMINGTON, NE15

Offers Over £120,000

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Delightful and extended two-bedroom terraced home on Rokeby Street in Newcastle Upon Tyne, offering well-proportioned accommodation, characterful interiors and a versatile additional loft room.

The property is beautifully presented throughout, combining a comfortable reception room with a well-equipped kitchen/dining space and a particularly stylish family bathroom. The generous loft room adds valuable flexibility, while the enclosed rear courtyard provides an appealing outdoor space for relaxing and entertaining.

Rokeby Street is situated in a popular residential area of Newcastle Upon Tyne, with local shops, schools and everyday amenities within easy reach. The property also benefits from convenient access to Newcastle city centre and the wider North East, with good transport links.

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The internal accommodation comprises: The property is entered via the entrance hall, with stairs rising to the first floor landing. To the left is the lounge, a generous and characterful reception room with a large front-facing window, attractive wooden flooring and a warm, comfortable presentation. A door from the lounge leads through to the extended kitchen/dining room, which is a well-equipped and sociable space. The kitchen is fitted with a range of wooden wall and base units, complemented by contrasting work surfaces and a good selection of integrated and freestanding appliances. There is ample room for a dining table and chairs, while the rear of the room benefits from a door providing direct access to the garden. Located alongside the kitchen/dining room is the family bathroom, which has been stylishly modernised and is particularly well presented. It comprises a bath, a separate walk-in shower enclosure, WC and wash hand basin, with contemporary tiling and attractive modern fittings throughout.

The first-floor landing provides access to two good-sized bedrooms, both offering comfortable proportions and useful space for bedroom furniture. The rooms are well-presented, with the principal bedroom benefiting from an attractive front-facing aspect and fitted storage.

From the first-floor hallway, further stairs rise to the second floor, where there is a versatile loft room. This is a useful additional space which is currently arranged as a bedroom but offers excellent flexibility for use as a home office, hobby room, dressing room or occasional guest accommodation.

Externally, the property benefits from an enclosed rear courtyard garden, which is predominantly paved and provides a generous outdoor seating and entertaining area. There is also useful external storage, together with a pleasant degree of privacy.



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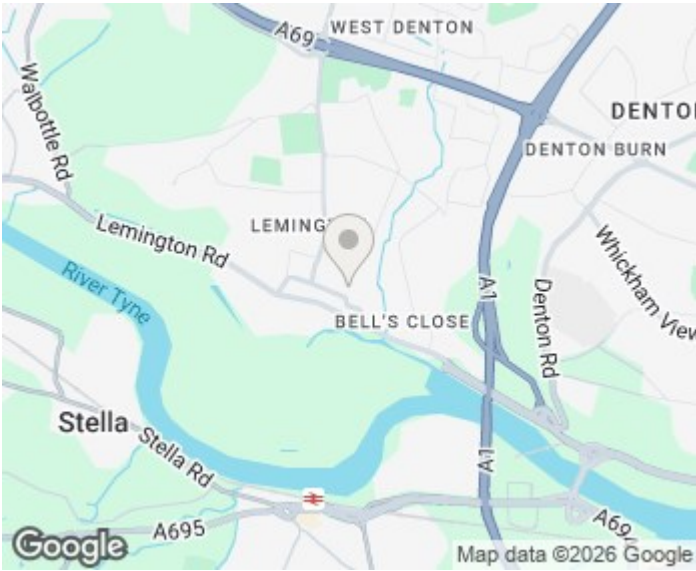
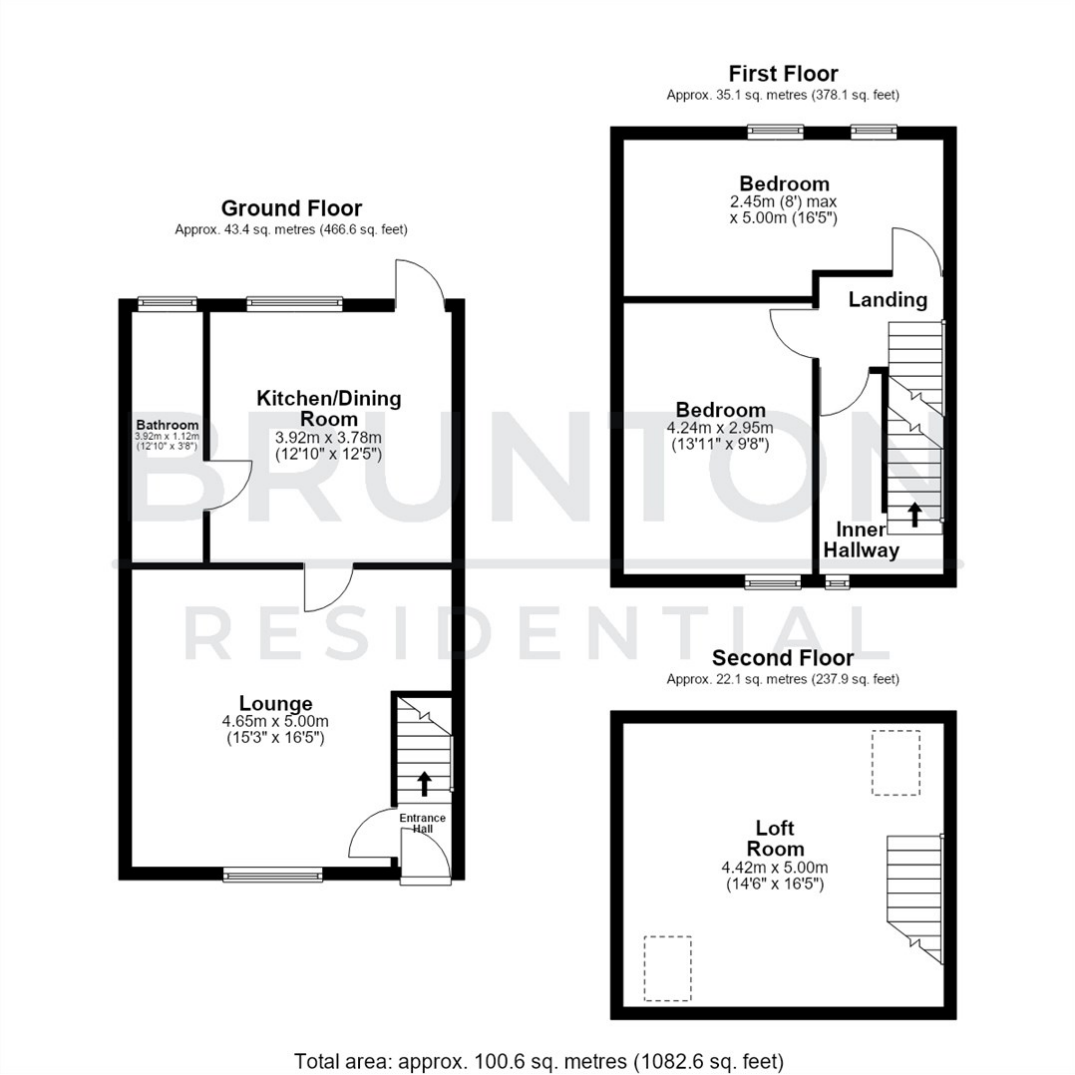
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	