

# BRUNTON

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## RESIDENTIAL



**WEST ROAD, NEWCASTLE UPON TYNE, NE15**

**Offers Over £245,000**

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### SEMI DETACHED HOME - EXTENDED - SOUTH FACING REAR GARDEN

Brunton Residential is proud to present this beautifully maintained four-bedroom semi-detached home, ideally positioned on the West Road in Newcastle Upon Tyne.

This inviting property offers a good-sized lounge, open-plan kitchen/diner, utilities room and a bedroom with an en-suit shower room on the ground floor. Upstairs, you'll find two generously sized double bedrooms, a single bedroom as well as a family bathroom and separate WC.

Externally the property has a block-paved driveway to the front and South facing lawned/paved enclosed garden at the rear.

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Upon entry, the entrance vestibule leads to a hallway with laminate flooring and 2 storage rooms. To the left are stairs leading up to the first floor, and to the right you are lead into the lounge area.

The lounge features a bay window overlooking the front of the property, and a fireplace. Further down the hallway to the left you are welcomed into an open-plan kitchen diner with glass sliding doors leading to the rear garden - its layout creating the feel of a sunroom. Laminate flooring continues into these areas. The utility room is located a few steps down to the right of the kitchen. From here you are led into a bedroom with an en-suite shower room and carpet flooring.

The first floor landing leads to Three Bedrooms - Two double rooms and one single. The bedroom towards the front of the property features a bay window and built-in cupboards. The first floor also includes a family bathroom and a separate WC. Carpet flooring runs throughout the first floor.

Externally, there is a block-paved driveway. The rear garden includes lawned and paved areas and is orientated to the South allowing for plenty of sunshine.



# BRUNTON

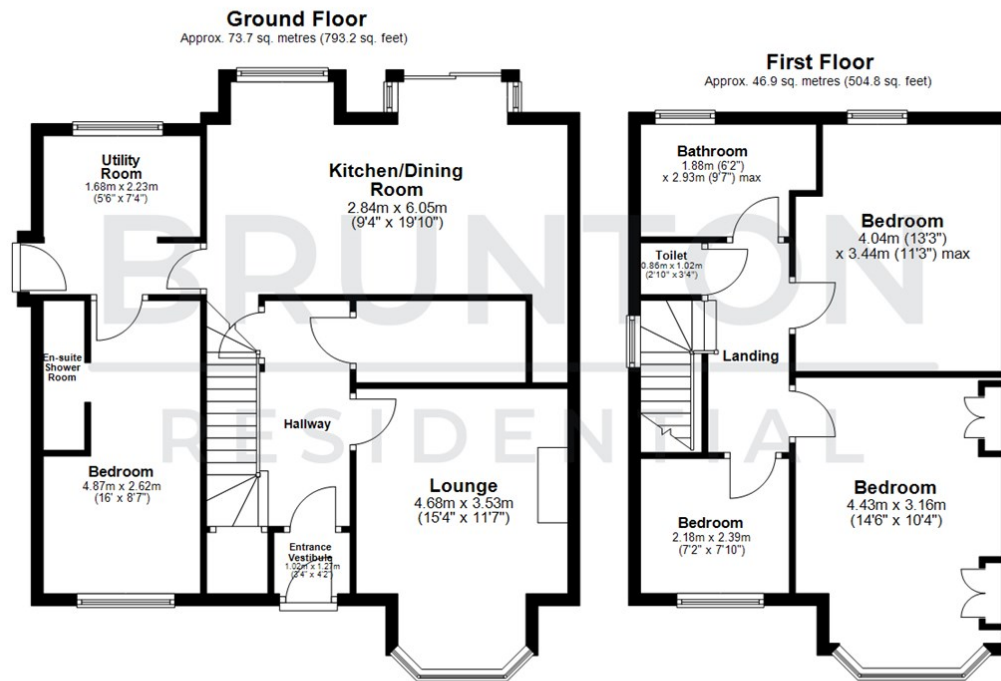
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TENURE : Freehold

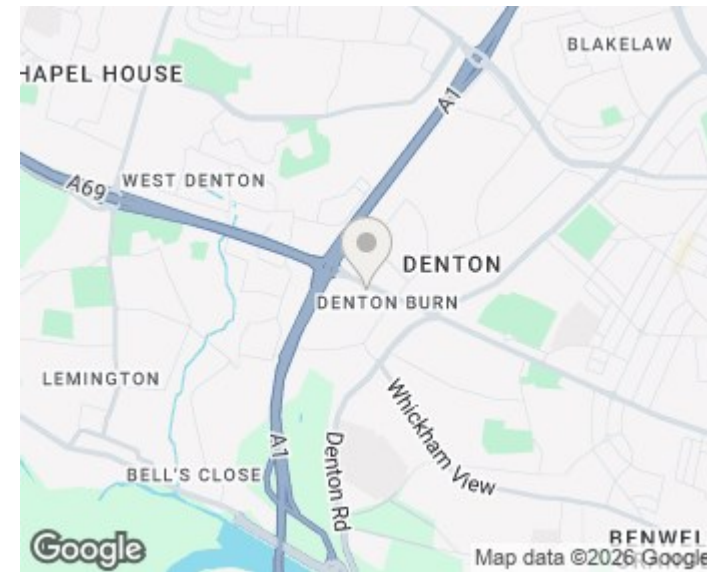
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : B



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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	