

BRUNTON

RESIDENTIAL



LAMPETER CLOSE, NEWCASTLE UPON TYNE, NE5

Offers Over £125,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Superbly presented two-bedroom terraced home, ideally positioned just off Etal Lane in a popular residential area of Newcastle. Having undergone a programme of thoughtful upgrades in recent years, including a replacement roof and boiler, the property is offered in excellent condition throughout and is particularly well suited to first-time buyers seeking a home that is ready to move straight into.

The accommodation is well balanced and naturally light, with a full-depth kitchen/diner forming the heart of the home and offering direct access to the south-facing rear garden. The lounge provides a comfortable and well-defined living space, while the first floor hosts two spacious double bedrooms and a modern bathroom, all finished to a high standard.

Etal Lane remains a convenient and well-regarded location, offering excellent access to local amenities, transport links and schooling, while also providing straightforward connections into Newcastle city centre and surrounding areas. This combination of presentation, practicality and location makes the property an appealing option for a wide range of buyers.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: a welcoming entrance hallway with useful double-door storage and immediate access to the staircase rising to the first floor, together with additional understair storage providing excellent everyday practicality. From the hallway, the property opens into a superb full-depth kitchen/diner, beautifully appointed with a range of modern cabinetry and granite work surfaces. This bright dual-aspect space enjoys a front-facing window and direct access to the rear garden, creating an effortless connection between indoor and outdoor living. Integrated appliances are seamlessly incorporated, including a dishwasher, fridge-freezer and washing machine, alongside a Neff hob, oven and extractor, all finished to a high contemporary standard. Leading through from the kitchen is a well-proportioned lounge, offering a comfortable and inviting reception space centred around a feature fireplace. A rear-facing window frames views over the garden, enhancing the sense of light and providing an ideal setting for both relaxing and entertaining.

To the first floor are two generously sized double bedrooms, each presented in excellent order, together with a modern family bathroom fitted with a three-piece suite and shower over bath.

Externally, the property enjoys a south-facing rear garden designed with low maintenance in mind, incorporating split-level areas and AstroTurf to create a practical yet attractive outdoor space. To the front, a private driveway provides off-road parking, with additional space accommodating up to two vehicles in total.



BRUNTON

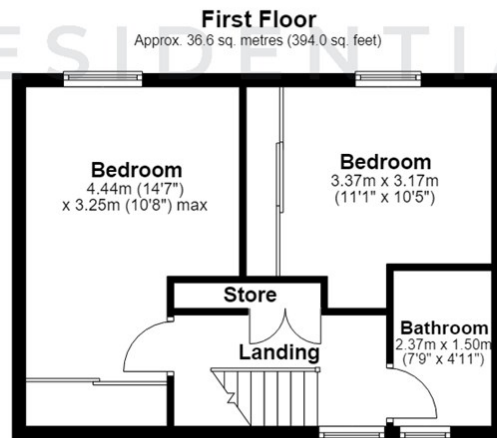
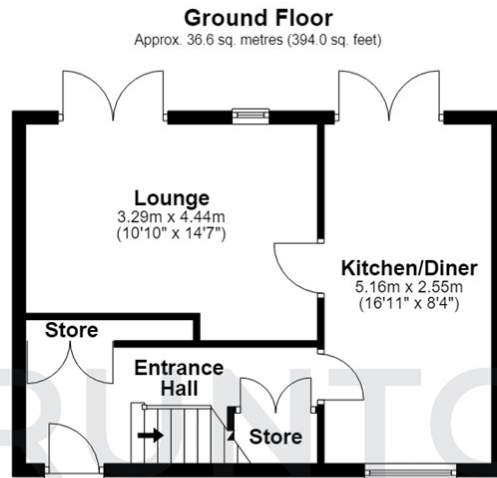
RESIDENTIAL

TENURE : Freehold

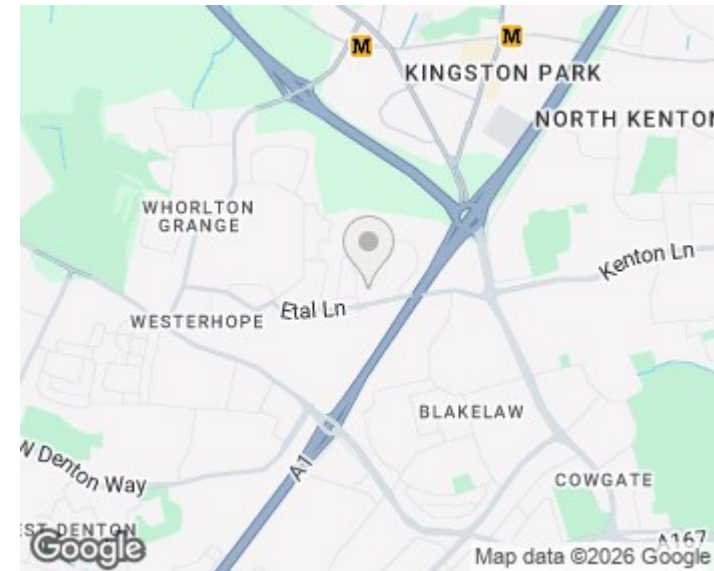
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING : C



Total area: approx. 73.2 sq. metres (787.9 sq. feet)



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			
		72	79
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	