



# FOR SALE

8 Pennyfine Road, Newcastle Upon Tyne, NE16 5EP

Offers Over £240,000



- Three bedroom semi-detached family home
- Currently in the final stages of refurbishment
- Spacious bay-fronted lounge with excellent natural light
- Versatile ground floor reception room / third bedroom
- Contemporary family bathroom with bath and separate shower
- Private rear garden with patio and lawn areas
- Two generous double bedrooms to the first floor
- Useful utility room providing additional storage
- Off-street parking and popular Sunniside location

## THE PROPERTY

A beautifully presented two/three bedroom property nearing the completion of a thoughtful refurbishment, this attractive three-bedroom semi-detached home offers spacious, flexible accommodation ideal for families, professionals, or downsizers alike. Finished in a fresh, neutral palette throughout, the property combines modern updates with generous room proportions and excellent natural light, creating a home that is both stylish and practical.

The ground floor opens with a welcoming entrance hallway leading to a bright bay-fronted lounge, providing a comfortable and well-proportioned living space. To the rear, the kitchen/diner offers ample room for everyday family dining and entertaining offering new appliances, with direct access into a conservatory that overlooks the garden and provides a versatile additional living area. A further ground floor reception room/third bedroom offers excellent flexibility and could be used as a home office, snug, or guest bedroom. A useful utility room completes the ground floor layout.

To the first floor, the property features two generously sized bedrooms, including a particularly spacious main bedroom, along with a modern family bathroom fitted with both a bath and a separate walk-in shower. The home is currently in the final stages of refurbishment, with finishing touches being completed to ensure a clean, contemporary finish throughout.

Externally, the property benefits from off-street parking to the front and a private rear garden, offering a mix of lawn and patio space ideal for outdoor dining, entertaining, or family use.

Pennyfine Road is situated in Sunniside, the property enjoys a popular residential setting with a strong sense of community. Sunniside offers a range of local shops, cafés, schools, and everyday amenities, with excellent transport links providing easy access to Gateshead, Newcastle upon Tyne, and the wider North East.



### 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

