

BRUNTON

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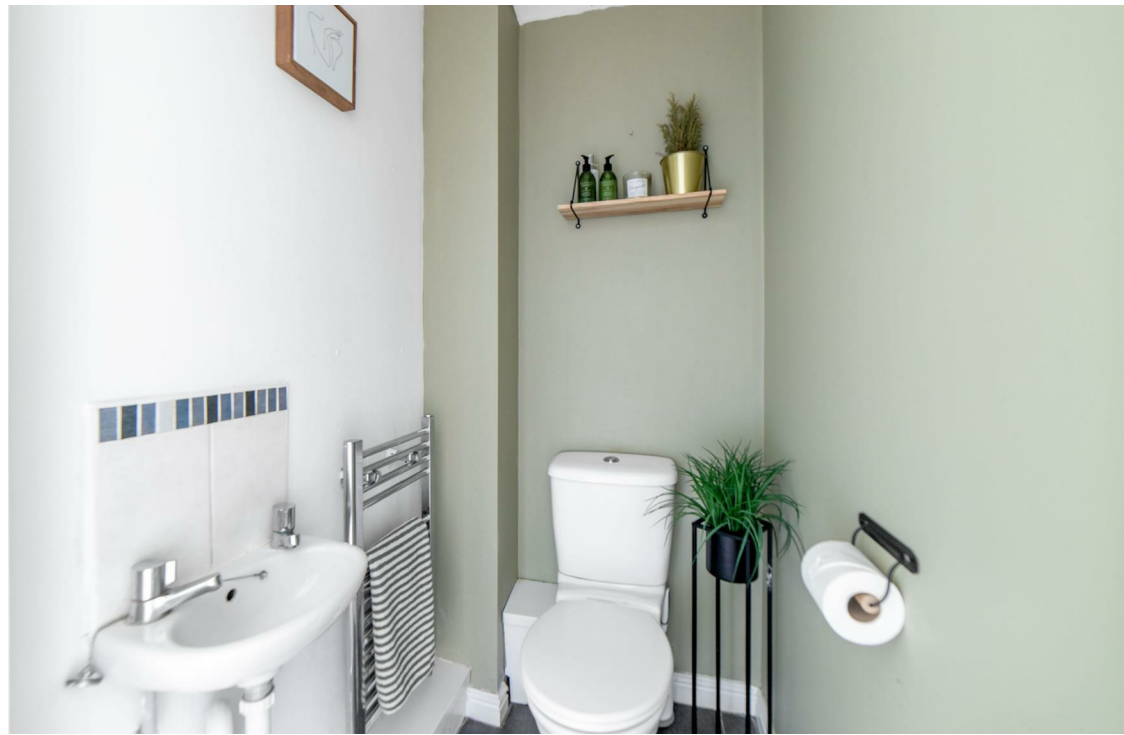
WHEATFIELD ROAD, WESTERHOPE, NE5

Offers Over £180,000

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Modern three-bedroom, semi-detached home on Wheatfield Road in Westerhope, Newcastle Upon Tyne. The property provides a practical layout with generous living spaces and a lovely well-maintained rear garden.

The home is presented in a bright and welcoming style, with the spacious kitchen/breakfast room providing a sociable heart to the property and direct access to the garden. The three double bedrooms offer excellent flexibility, while the generous master bedroom, useful storage and well-maintained garden add further appeal.

Westerhope is a popular residential area offering a good range of local amenities, shops and schools, with Newcastle city centre readily accessible by road and public transport. The area also provides convenient access to the A1 and wider road network, making it well placed for commuting throughout Newcastle and the surrounding areas.

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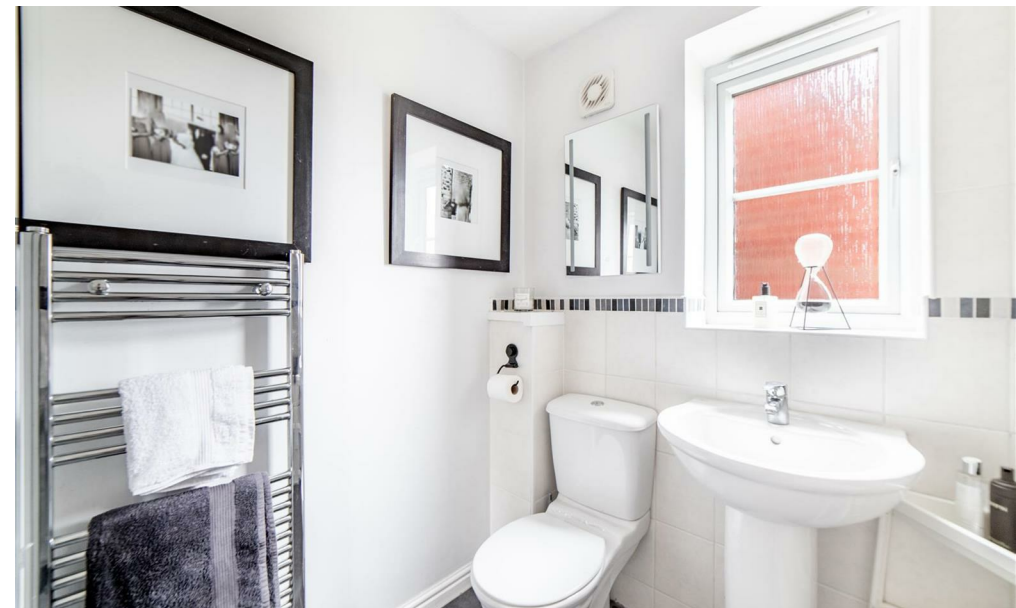
The internal accommodation comprises: An entrance porch leading into the forward-facing lounge, which provides a comfortable reception space with a large front window and useful understairs storage. From here, the accommodation flows into the inner hallway, where the staircase provides access to the upper floors and a convenient downstairs WC is positioned in the inner hallway at the bottom of the stairs.

To the rear, the kitchen/breakfast room spans the full width of the property and provides a generous open space for everyday family life. The kitchen is fitted with a contemporary range of white wall and base units, contrasting work surfaces and integrated cooking appliances, with French doors opening directly onto the rear garden and allowing plenty of natural light into the room.

The first floor provides two generously proportioned double bedrooms, with each room spanning the width of the property and positioned either side of the family bathroom. Both bedrooms offer good proportions and flexibility, while the modern family bathroom is fitted with a three-piece suite comprising a bath with shower over, wash basin and WC.

The second floor is dedicated to the impressive master bedroom suite, which spans the full depth of the property. This particularly spacious room benefits from windows to either side, creating a bright and airy feel, together with useful built-in storage and ample space for a range of bedroom furniture.

Externally, the property benefits from a driveway to the front, providing convenient off-street parking. To the rear is a well-maintained enclosed garden, predominantly laid to lawn with established planting and a paved area, creating a pleasant setting for outdoor relaxation and entertaining.



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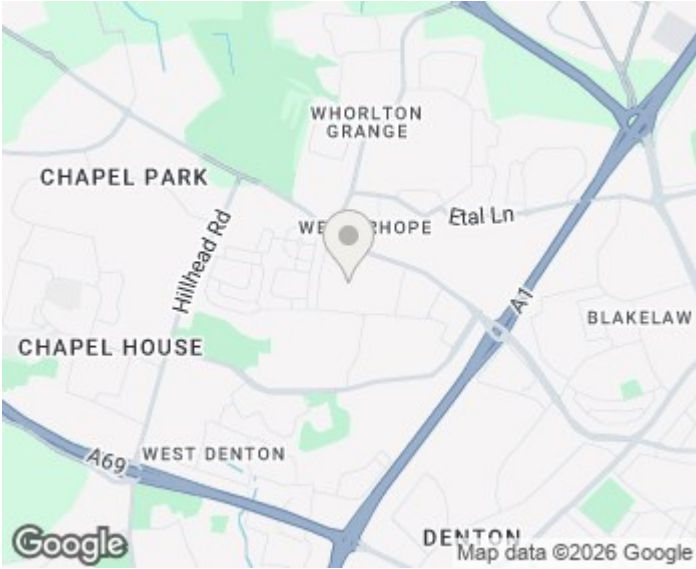
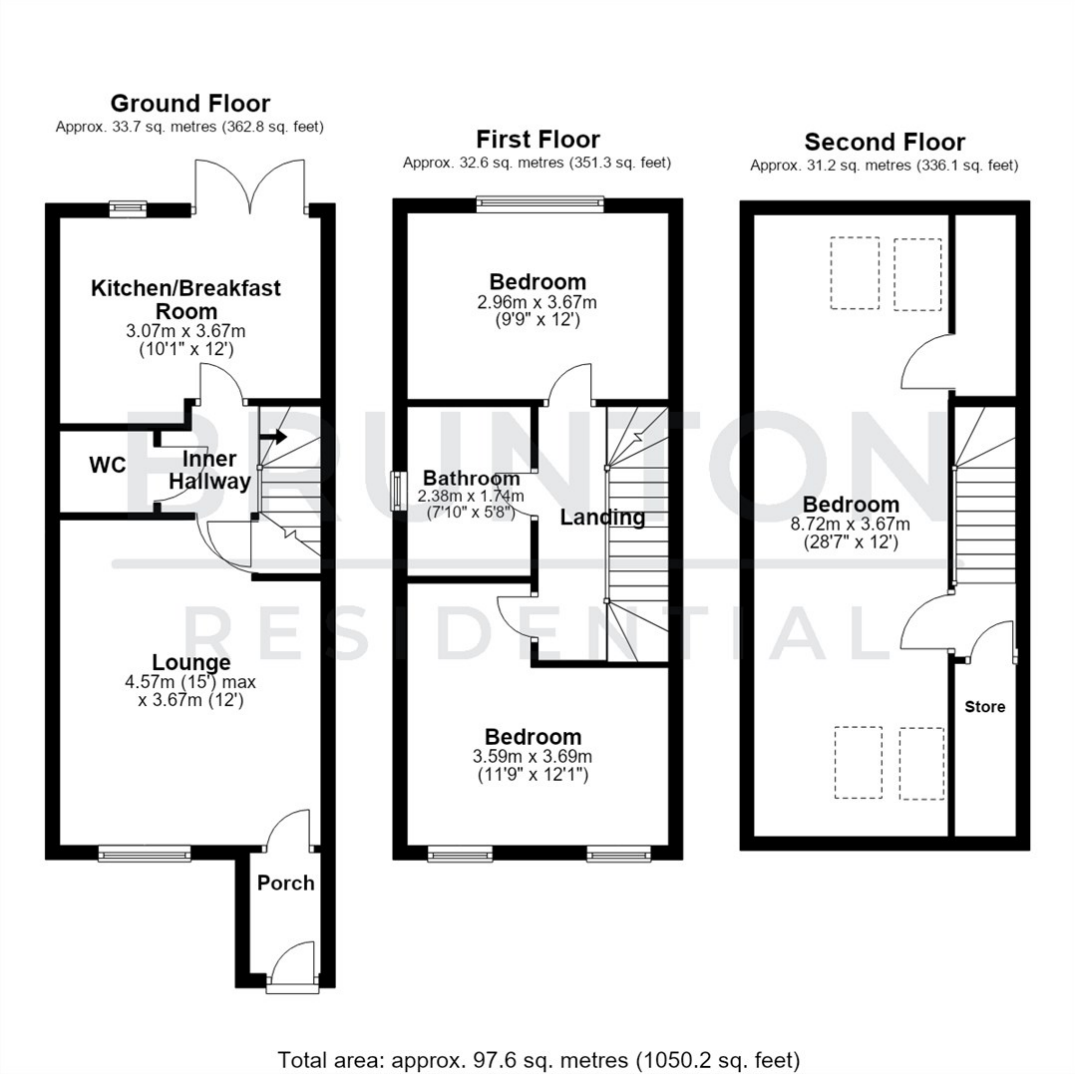
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING :



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