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FRIARS WAY, NEWCASTLE UPON TYNE, NE5

£120,000

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Well-presented three-bedroom family home offering spacious and practical accommodation, with a straightforward layout that is ideally suited to modern family living. The welcoming living room leads through to a well-equipped kitchen/diner, creating a sociable space with direct access to the rear garden.

Three good-sized bedrooms and a well-appointed family bathroom are positioned on the first floor, while the enclosed rear garden and off-street driveway parking further enhance the property's appeal. The combination of generous accommodation, practical living spaces and outdoor space makes this an attractive opportunity for a wide range of buyers.

Friars Way is positioned within Newcastle upon Tyne, providing convenient access to a range of local amenities, schools and transport links. The surrounding area offers good connectivity to Newcastle city centre and the wider North East, making the property well suited to families, first-time buyers and those looking to remain well connected to the city.

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The internal accommodation comprises: an entrance porch that gives access to a welcoming living room with stairs to the first floor and overlooking the front of the property. To the rear of the living room, a door leads to a well-equipped kitchen/diner fitted with a range of wall and base units and integrated appliances. The kitchen/diner overlooked the garden and provided French doors to the garden as well.

The first-floor landing enjoys a useful storage cupboard and gives access to three good-sized bedrooms and a well-appointed family bathroom, completing the first-floor accommodation.

Externally, the property benefits from off-street driveway parking to the front, alongside a small front lawn, while to the rear of the property, an enclosed garden provides the ideal space for everyday family life and entertainment.



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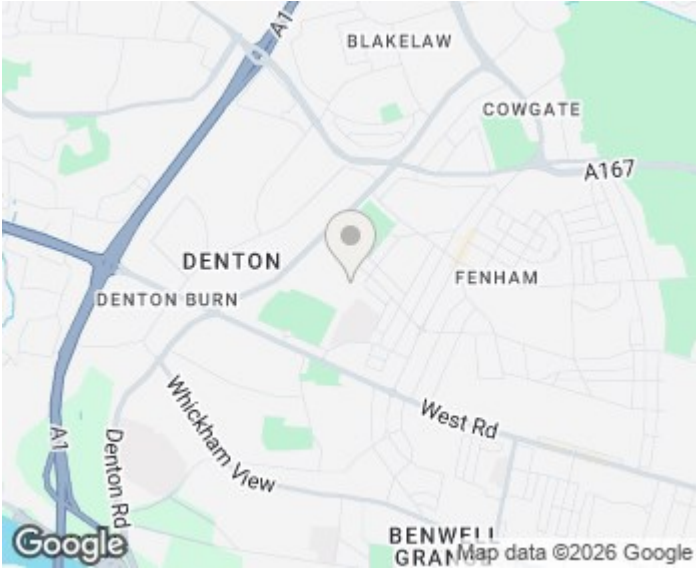
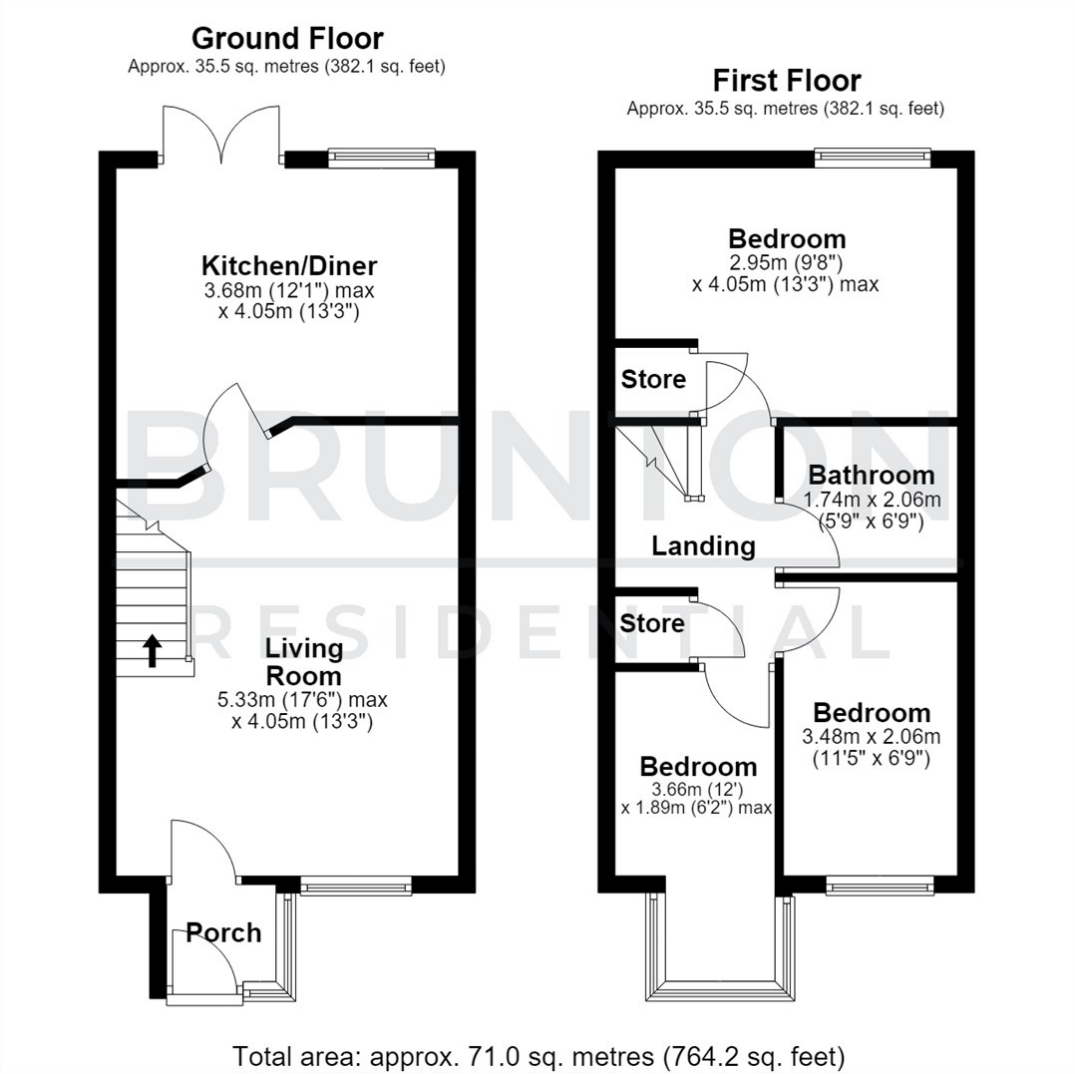
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(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	