

# BRUNTON

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## RESIDENTIAL



**MAGNOLIA DRIVE, NEWCASTLE UPON TYNE, NE5**

**£197,000**



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Brunton Residential is pleased to present this attractive three-bedroom semi-detached home, ideally located on the highly sought-after Magnolia Drive in Newcastle upon Tyne.

The property features two generously sized bedrooms, along with a versatile third room that can serve as an additional bedroom or home office. The principal bedroom includes fitted wardrobes and a modern en-suite shower room. The home also boasts a spacious open-plan kitchen and dining area, perfect for family living and entertaining, as well as a beautifully maintained rear garden.

Located in the well-established residential community of Blakelaw, this area offers a variety of local amenities such as shops, schools, and leisure facilities. Excellent transport links provide convenient access to Newcastle city centre and the surrounding areas.



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Upon entering, you are welcomed into an entrance hall with wood-effect flooring, you have access to a convenient WC and stairs leading to the first floor landing. To your left you have access to good sized lounge with large window allowing for plenty of natural light. The hallway also leads to a well appointed kitchen/diner, the open plan kitchen and dining area provides a bright and welcoming space, enhanced by large French doors leading to the rear garden. The contemporary kitchen is fitted with modern units, ample worktop space, and integrated appliances. The dining area features a stunning wood-paneled accent wall, creating a warm and sophisticated focal point, while large floor tiles and neutral décor add to the clean, modern feel.

Upstairs, the property offers two well proportioned bedrooms, along with a versatile third room that can serve as an additional bedroom or home office. Along with a stylish family bathroom .

Outside, the private rear garden provides the ideal space for relaxation or entertaining.





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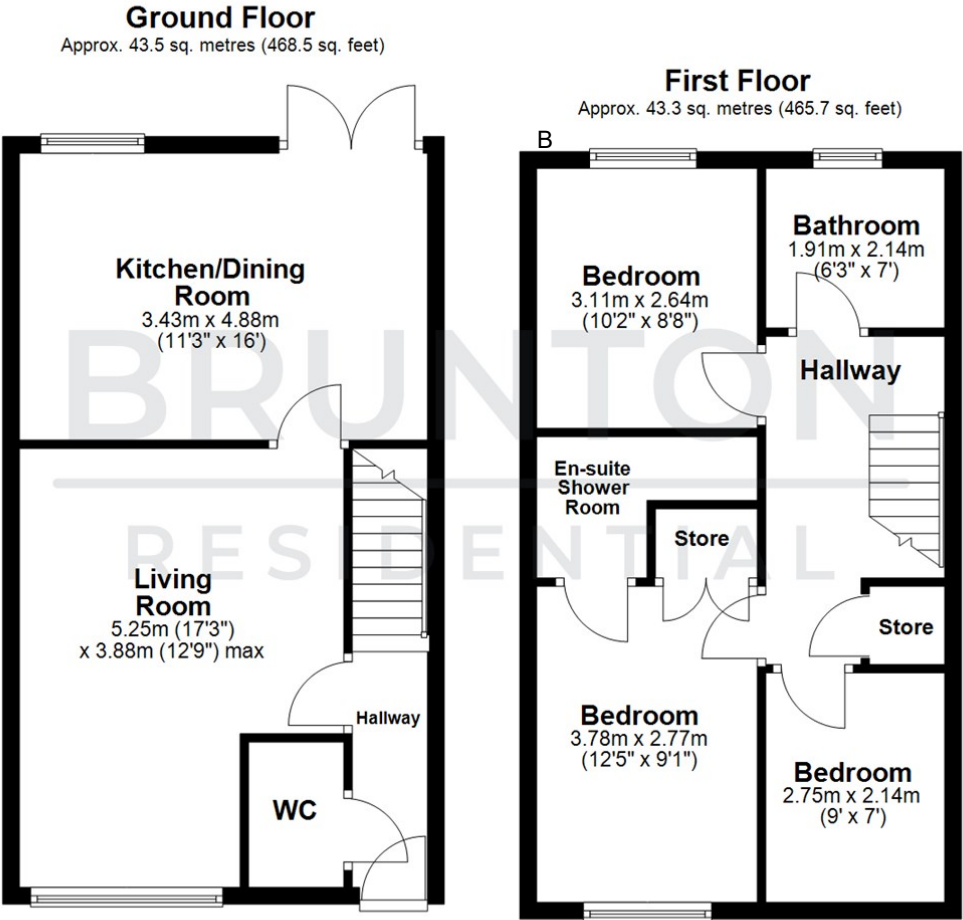
## RESIDENTIAL

TENURE : Freehold

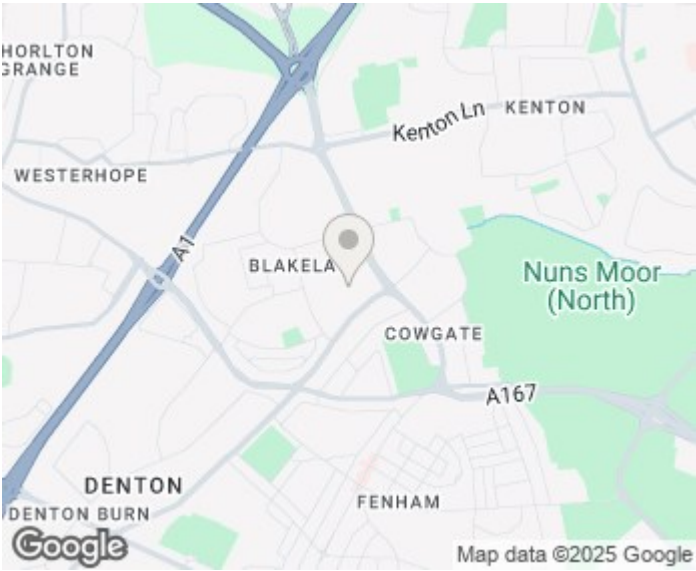
LOCAL AUTHORITY : Newcastle City Council

COUNCIL TAX BAND : B

EPC RATING : B



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



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>96</b>	(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>		(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	