

# BRUNTON

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## RESIDENTIAL



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

**Offers In The Region Of £170,000**

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Well-presented two-bedroom mid-terrace home situated within the popular City Edge development by Barratt Homes in Blakelaw.

Particular highlights include the spacious living room, generous kitchen/dining room with French doors to the rear garden, ground floor WC and two well-proportioned bedrooms. The property is neutrally decorated throughout, providing a blank canvas for prospective purchasers to personalise and make their own.

Magnolia Drive enjoys a convenient position with excellent access to Newcastle City Centre and the wider road network. A range of local shops, supermarkets and everyday amenities can be found nearby, whilst well-regarded schools serve the surrounding area. The location also benefits from strong public transport links, making it an attractive option for commuters and families alike.

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The internal accommodation comprises: an entrance hallway with a staircase rising to the first-floor landing. Positioned to the left is a well-proportioned lounge, finished in neutral décor and benefitting from wood-effect flooring, creating a bright and welcoming reception space. The room offers ample space for both seating and entertaining and leads through to an inner hallway at the rear of the property.

The inner hallway provides access to a useful ground floor WC and, straight ahead, opens into the kitchen/dining room. This generous space is fitted with a range of wall and base units providing ample storage and preparation space, whilst the open-plan dining area creates a practical setting for both everyday living and entertaining. The room further benefits from a useful pantry cupboard and enjoys an abundance of natural light thanks to French doors opening onto the rear garden, complemented by additional windows to either side.

To the first floor, the landing provides access to two well-proportioned bedrooms and the family bathroom. The principal bedroom is a generous double room benefitting from a built-in storage cupboard together with a separate cupboard housing the hot water boiler. The second bedroom overlooks the rear garden and offers excellent versatility, having originally been designed as a double bedroom. Completing the accommodation is the family bathroom, fitted with a bath incorporating a shower over, wash hand basin and WC, with attractive tiling surrounding the shower area.

Externally, the property benefits from a good-sized rear garden incorporating an artificial lawn and paved seating area, creating an ideal space for outdoor dining and relaxation. To the front, there is a driveway providing off-street parking together with a lawned garden area adjacent to the pathway leading to the front entrance.



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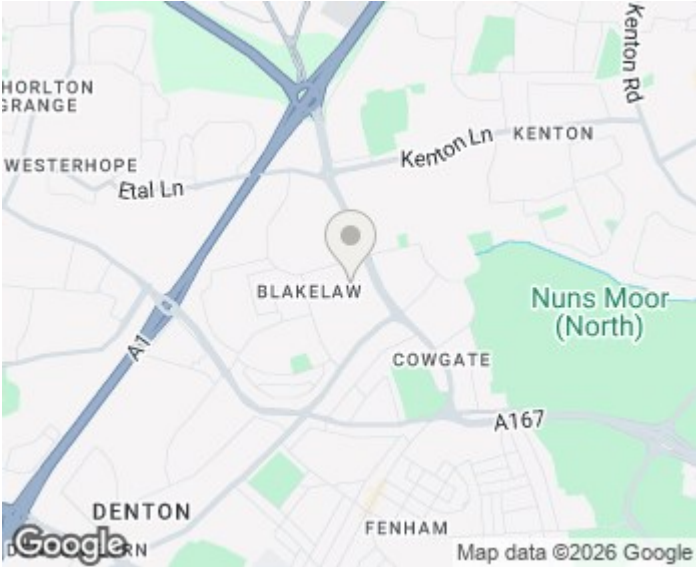
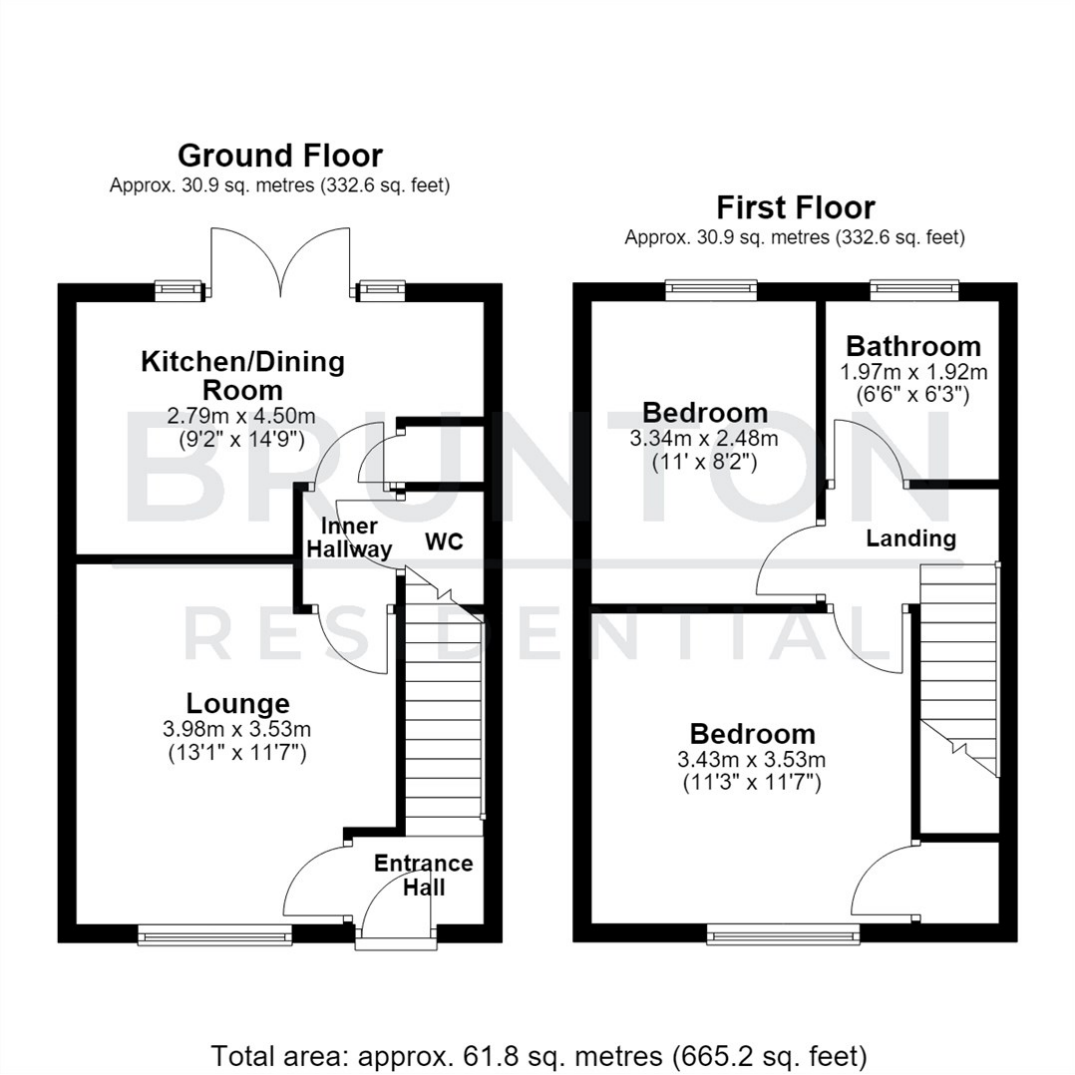
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : B



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>98</b> |
| (81-91) <b>B</b>                            | <b>84</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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