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NAWORTH DRIVE, NEWCASTLE UPON TYNE, NE5

£130,000

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Two-bedroom semi-detached house on Naworth Drive, offering well proportioned accommodation, good natural light and plenty of potential for a new owner to make the space their own.

The property comprises an entrance hall, dual aspect living room with space for dining, fitted kitchen and separate utility area. Upstairs are two light-filled double bedrooms, and family bathroom. The front provides 2 off-road parking spaces, while the rear garden offers lawn, gravel and paved areas, ready to be landscaped to suit.

Naworth Drive is situated in Westerhope, west of Newcastle upon Tyne, with a range of everyday amenities, schools and local facilities close by. Westerhope Park offers nearby green space, while Westerhope Golf Club and West Denton Leisure Centre provide further leisure opportunities. Regular bus services connect the area with Newcastle city centre and surrounding communities, while the A1 and A69 offer convenient road links. The location is well suited to families, first time buyers and those looking for a home with scope for future improvement.

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The internal accommodation comprises: an entrance hall with wood effect flooring and stairs leading up to the first floor. From here, the property opens into a generous dual aspect living and dining room, providing ample space for both comfortable seating and a dining area. The room features wood effect flooring, a decorative fireplace and windows to the front and rear, creating a bright and versatile space.

The kitchen is well appointed with a range of light wood effect wall and base units, dark work surfaces and striking black tiled splashbacks. There is an integrated oven with a four ring gas hob and extractor hood, together with a sink positioned beneath a window overlooking the rear garden. A separate utility area provides additional practical space and houses the boiler, with further storage available.

Stairs lead up to the first floor landing, which gives access to two well proportioned double bedrooms and the bathroom. Both bedrooms benefit from good natural light and are finished with fitted carpets, while the bathroom is fitted with a bath, electric shower, WC and wash hand basin, with tiled walls and a frosted window.

Externally, the property benefits from a front garden with planted borders and a low brick wall, together with a driveway providing off-road parking. To the rear is an enclosed garden with areas of lawn, gravel and paved seating, raised borders and a timber shed, offering useful outdoor space with scope for further landscaping.



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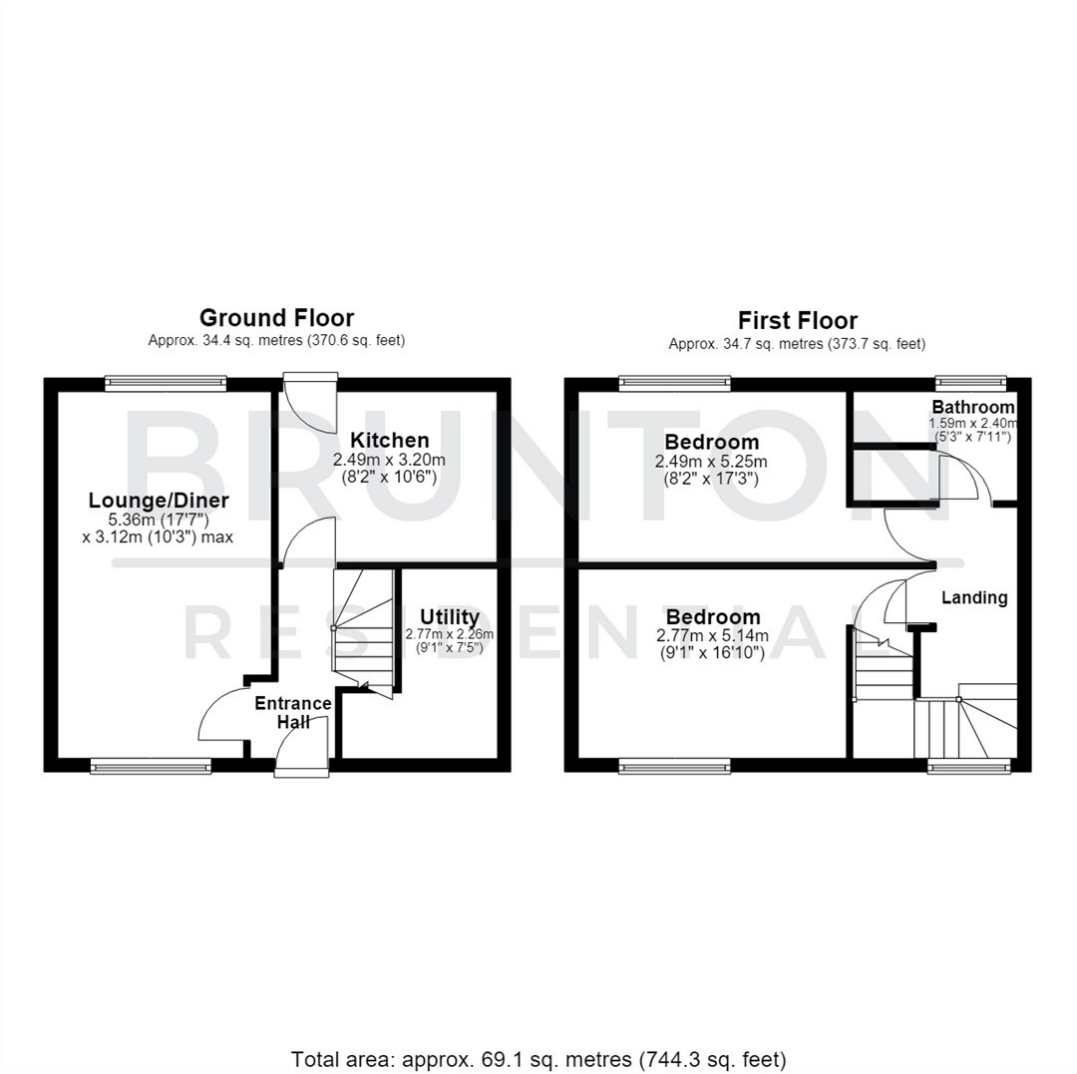
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING : C



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
71			78		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		