

BRUNTON

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PRIMROSE LANE, NEWCASTLE UPON TYNE, NE13

£239,000

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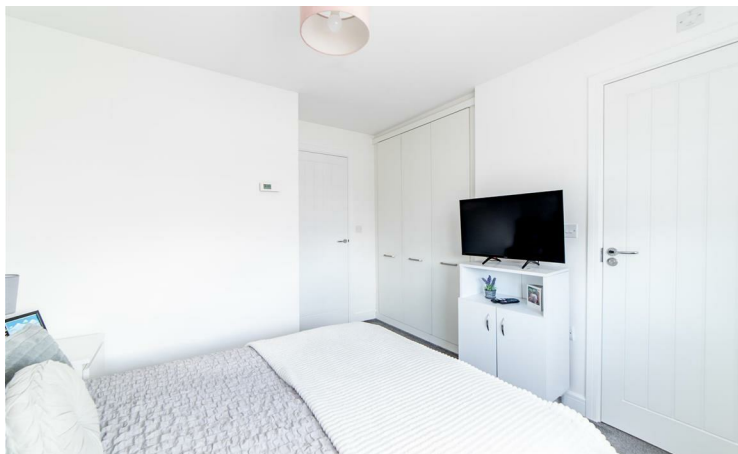
Modern three-bedroom semi-detached home on Primrose Lane in Newcastle Upon Tyne, offering well-presented and well-balanced accommodation together with off-street parking and a generous rear garden.

A particular highlight is the spacious living room, which benefits from French doors opening directly onto the rear garden, creating an excellent connection between the indoor and outdoor spaces. The modern kitchen is also a standout feature, with contemporary white units, integrated appliances and plenty of worktop and storage space.

Primrose Lane is situated in Newcastle Upon Tyne, within the popular Great Park area, providing convenient access to local shops, schools and everyday amenities. The surrounding area offers a range of green spaces and established residential developments, whilst nearby road links provide access towards Newcastle city centre and surrounding areas. The location is therefore well suited to families and buyers looking for a modern home in a convenient residential setting.

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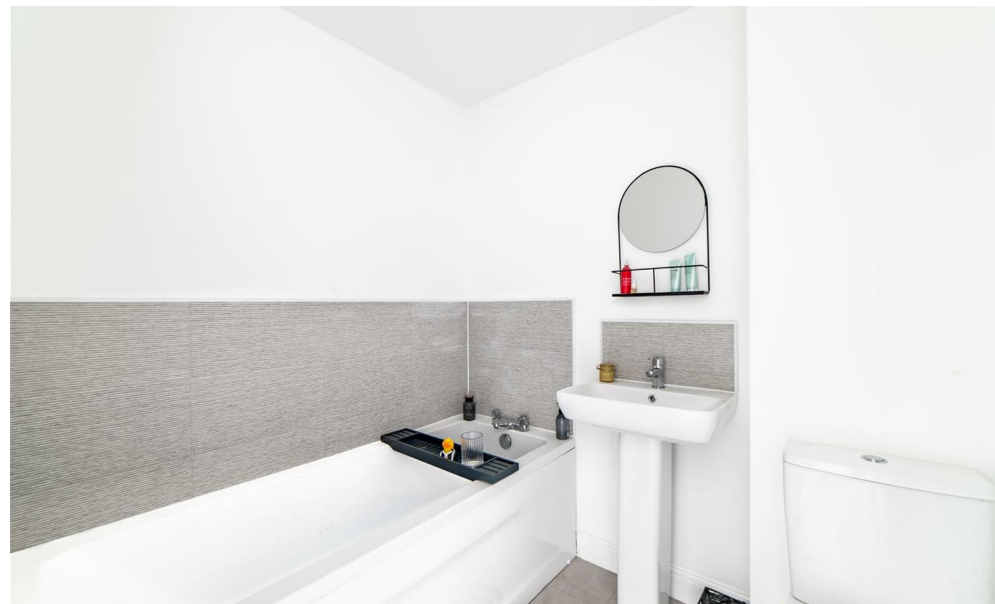
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The internal accommodation comprises: an entrance hall with stairs rising to the first floor and a useful understairs storage cupboard. Positioned immediately to the left is the modern kitchen, which is fitted with an attractive range of contemporary white wall and base units, contrasting work surfaces and integrated appliances. The kitchen benefits from a front-aspect window providing plenty of natural light, together with ample worktop and storage space.

At the end of the hallway is the spacious living room, providing a comfortable reception space with French doors opening directly onto the rear garden. The room is well presented and benefits from plenty of natural light, creating a pleasant space for both relaxing and entertaining. A convenient ground floor WC is also provided.

To the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom. The master bedroom benefits from its own en-suite shower room, while the remaining two bedrooms provide useful accommodation for family members, guests or those working from home. The family bathroom is fitted with a bath, shower, wash hand basin and WC and is presented in good condition.

Externally, the property benefits from a generous rear garden, which is predominantly laid to lawn with a paved patio area immediately adjoining the house. The enclosed garden provides a good amount of outdoor space for seating, entertaining and family use. To the front, there is a paved driveway providing off-street parking.



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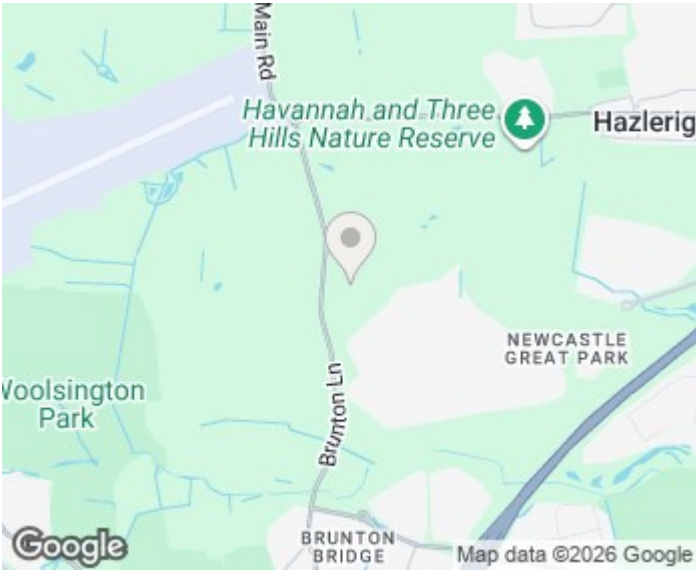
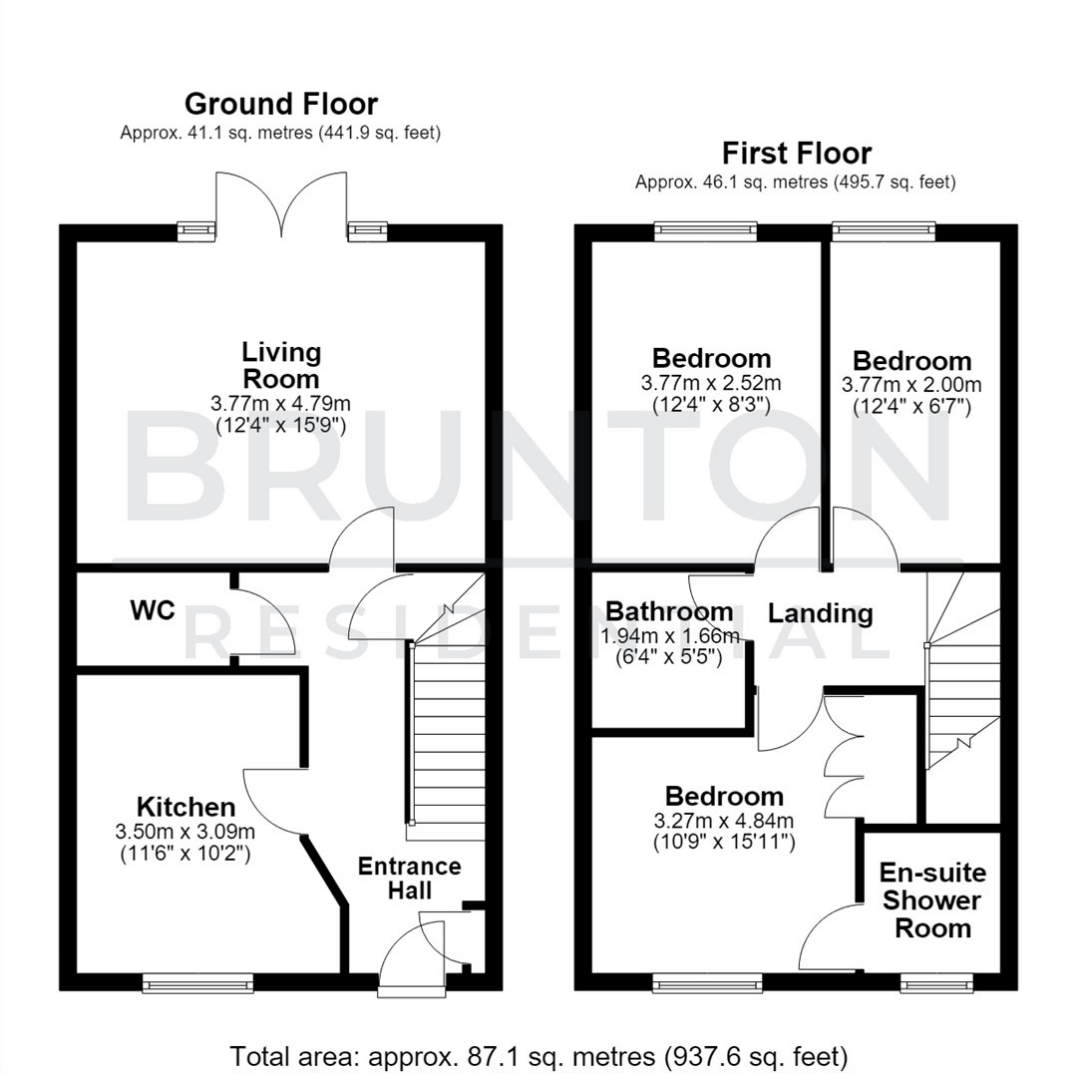
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(69-80) C		
(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	