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BELLFIELD AVENUE, NEWCASTLE UPON TYNE, NE3

Offers Over £195,000


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KENWOOD


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Attractive two-bedroom semi-detached home on Bellfield Avenue, Newcastle upon Tyne, offering well-presented and versatile accommodation, with a practical layout suited to modern living.

The property features a spacious lounge with an exposed brick feature fireplace, an open-plan kitchen and dining area with contemporary grey cabinetry, and French doors opening onto the rear garden. Both double bedrooms benefit from built-in storage, while the stylish ground-floor shower room adds convenience. Outside, the garden combines lawned and raised decking areas, and the attached garage provides useful additional storage.

Situated in the Fawdon area, the property is conveniently placed for local shops and everyday amenities, with Gosforth and Kingston Park offering further shopping, cafés and restaurants. Nearby schools include Regent Farm First School and St Charles' Catholic Primary School. Fawdon and Wansbeck Road Metro stations, together with local bus services and access to the A1, provide connections to Newcastle city centre and the wider region.

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The internal accommodation comprises: An entrance vestibule leading into a spacious front-aspect lounge, featuring a large window overlooking the front of the property and an attractive exposed brick feature fireplace. The room offers ample space for a variety of seating arrangements, creating a welcoming setting for relaxing and entertaining. A door leads through to the inner hallway, where a stylish ground-floor shower room is conveniently positioned. The shower room is finished in a contemporary style, featuring a walk-in shower with a black-framed glass screen, white subway-style wall tiling, a WC and a wash hand basin set against a contrasting dark feature wall.

To the rear, the open-plan kitchen and dining area provides a bright and sociable space, with French doors opening directly onto the garden. The kitchen is fitted with contemporary grey cabinetry, complementary work surfaces and a tiled splashback, alongside an integrated oven, gas hob and extractor hood. There is generous storage and preparation space, with windows above the work surfaces allowing natural light into the kitchen. The dining area comfortably accommodates a family table and bench seating, with the French doors providing a pleasant connection to the outdoor space.

To the first floor, the landing leads to two double bedrooms, both benefiting from built-in storage. The bedrooms are well proportioned, with space for additional furniture and flexible use.

Externally, the property benefits from an attached garage. The rear garden includes a lawn, established planting and a raised timber decking area, providing space for outdoor seating and entertaining.





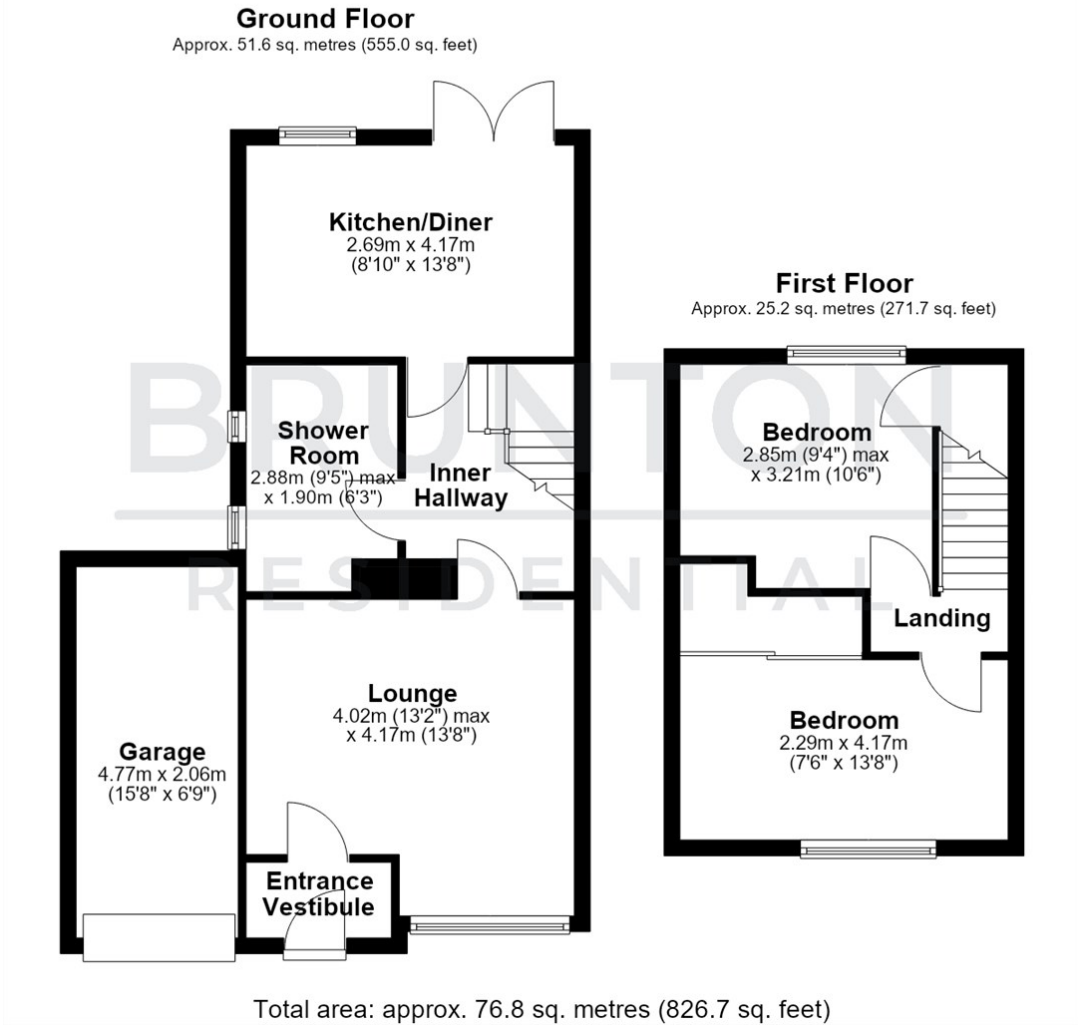
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING : D



Total area: approx. 76.8 sq. metres (826.7 sq. feet)

