

# BRUNTON

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RESIDENTIAL



**MELNESS ROAD, HAZLERIGG, NEWCASTLE UPON TYNE, NE13**

**Offers Over £210,000**

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Delightful three-bedroom semi-detached home occupying a popular residential position in Hazlerigg.

A particular highlight is the spacious dual-aspect lounge and dining room, which enjoys excellent natural light and direct access to the rear garden. The kitchen is complemented by a practical utility area with internal access to the garage, whilst upstairs the property offers three well-proportioned bedrooms and a family bathroom. The property further benefits from attractive front and rear gardens, with the generous rear garden providing an excellent space for families, outdoor entertaining and gardening alike.

Melness Road is ideally positioned within the popular village of Hazlerigg, offering a peaceful residential setting whilst remaining conveniently located for a range of local amenities. Excellent transport links provide straightforward access to Newcastle city centre, the A1 motorway, Newcastle International Airport and the wider region, with nearby schools, supermarkets and leisure facilities further enhance the appeal of this well-connected location.

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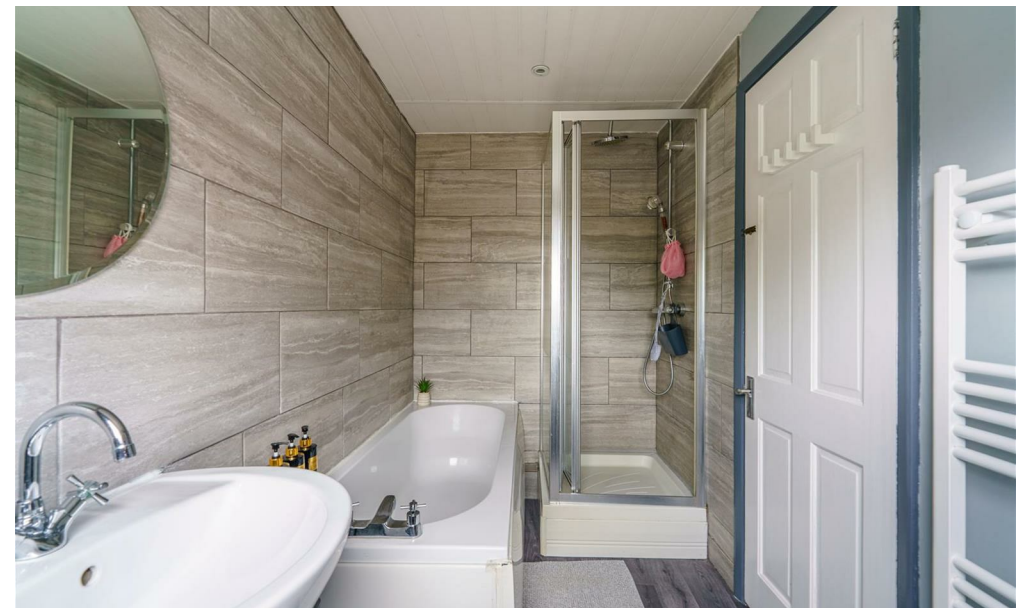
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The internal accommodation comprises: an entrance porch leading into a welcoming entrance hallway, where stairs rise to the first floor. Positioned to the left is a spacious dual-aspect lounge and dining room, enjoying a large window to the front elevation and French doors opening onto the rear garden, allowing for an abundance of natural light throughout. The dining area provides access to the kitchen, which is fitted with a range of wall and base units, integrated appliances and ample worktop space. A step leads down to a useful utility area, providing additional storage and space for laundry appliances, with doors leading directly to the rear garden and into the attached garage.

To the first floor, the landing provides access to three bedrooms and the family bathroom. Bedrooms one and two are comfortable double rooms, whilst the third bedroom offers versatile accommodation and could equally be utilised as a nursery, dressing room or home office. The family bathroom is well appointed with a modern suite incorporating both a bath and a separate walk-in shower, together with a wash hand basin and WC.

Externally, the property benefits from gardens to both the front and rear. The front garden is laid to lawn with mature planting, alongside a driveway providing off-road parking and access to the attached garage. To the rear, the garden is predominantly laid to lawn, offering an excellent space for families, gardening or outdoor entertaining. The property also offers excellent potential for future extension, with neighbouring homes having successfully extended above the garage, subject to the necessary consents.



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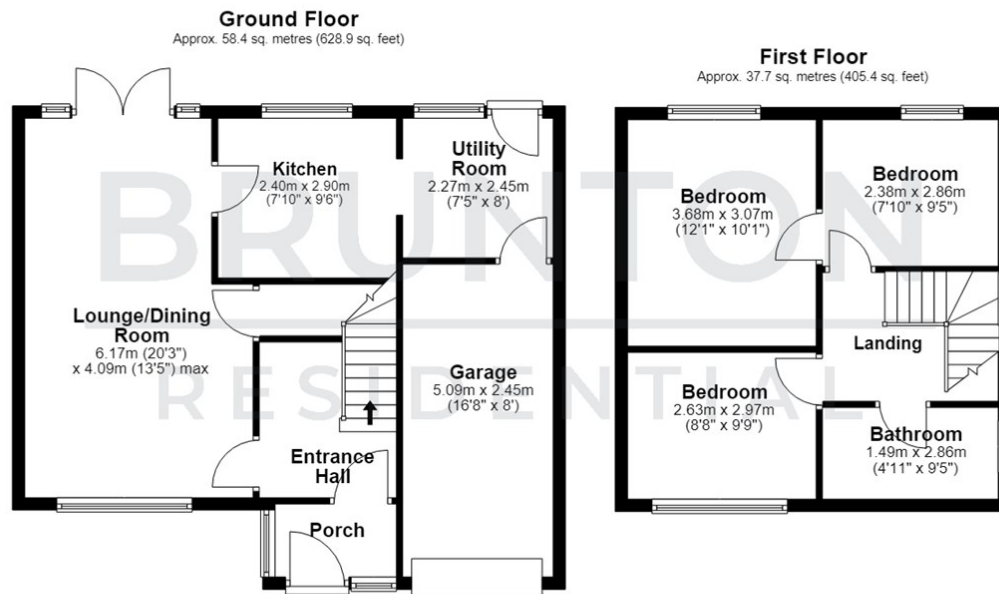
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TENURE : Freehold

LOCAL AUTHORITY : North Tyneside

COUNCIL TAX BAND : C

EPC RATING :



Total area: approx. 96.1 sq. metres (1034.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	