

# BRUNTON

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## RESIDENTIAL



**BLYTH COURT, NEWCASTLE UPON TYNE, NE15**

Offers In The Region Of £140,000

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Beautifully presented two-bedroom end-terrace home offering stylish accommodation throughout, making it an excellent opportunity for first-time buyers, downsizers or investors. Occupying a larger-than-average plot, the property combines contemporary interiors with practical living spaces and an abundance of natural light.

The open-plan living and dining room forms the heart of the home, creating a bright and welcoming environment for both everyday living and entertaining. Finished with attractive herringbone flooring, feature wall panelling and neutral décor throughout, the property is ready to move straight into while offering buyers the opportunity to personalise the space to their own taste.

Situated on Blyth Court in Lemington, the property enjoys convenient access to a range of local amenities, schools and transport links into Newcastle city centre and the surrounding areas. Excellent road connections and nearby green spaces further enhance the appeal, making this a well-connected location for a variety of buyers.

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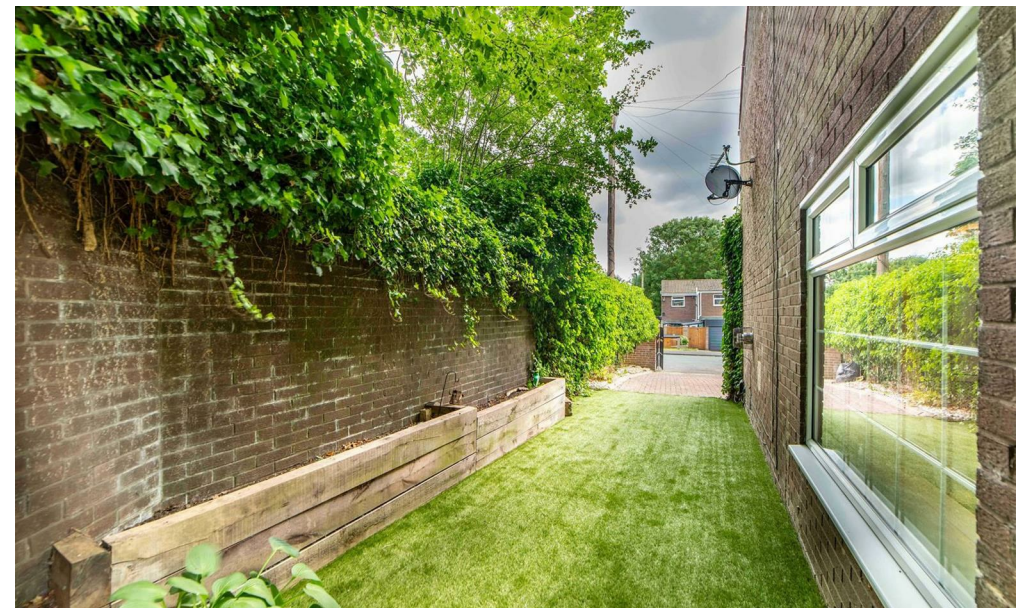
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The internal accommodation comprises: an entrance porch with attractive new flooring and decorative wall panelling, leading into a spacious open-plan living and dining room. This bright dual-aspect space is beautifully presented with herringbone flooring, feature wall panelling and French doors opening onto the front garden, while stairs rise to the first floor. A sliding door leads through to the well-appointed kitchen, fitted with a range of wall and base units together with an integrated oven and induction hob. A further door provides direct access to the rear garden.

The first floor offers two well-proportioned double bedrooms together with a stylish shower room, finished with fully tiled walls, a large walk-in shower enclosure and a vanity unit. Dual-aspect windows allow plenty of natural light to fill the space.

Externally, the property occupies a larger end-terrace plot with a gated driveway, front decking area and additional side garden, providing excellent outdoor space.



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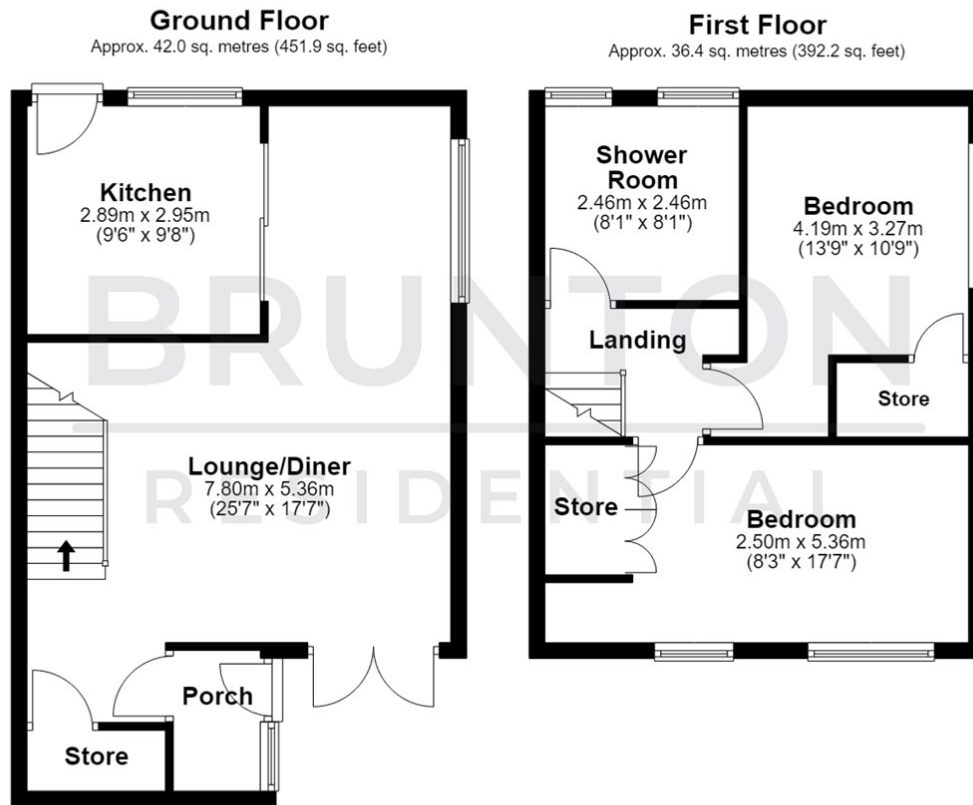
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING : C



Total area: approx. 78.4 sq. metres (844.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>		<b>71</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	