

BRUNTON
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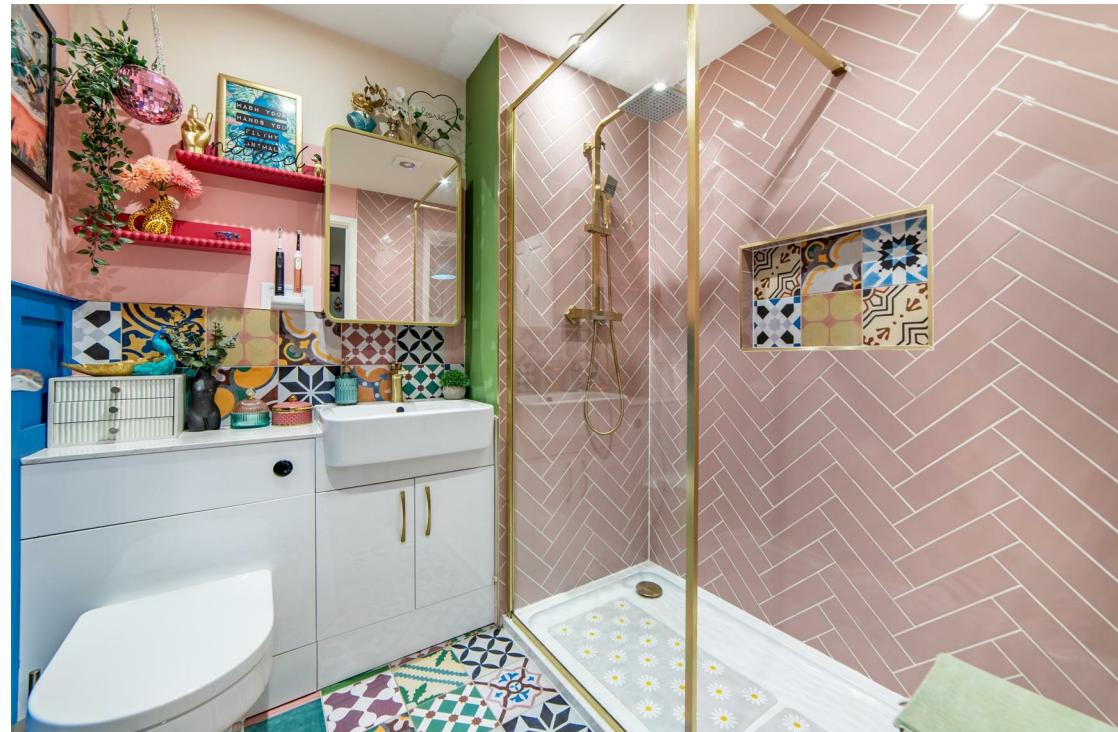
BELSAY LANE, NEWCASTLE UPON TYNE, NE5

Offers Over £165,000

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Well-presented two-bedroom mid-terraced home offering well-balanced accommodation arranged over two floors, ideally suited to first-time buyers, downsizers or investors. The property benefits from bright living spaces, a sociable lounge with garden access and a practical layout throughout.

The accommodation includes a fitted kitchen-diner with space for dining, a spacious lounge spanning the width of the property with French doors opening onto the rear garden, and two generous double bedrooms, both with built-in storage. A modern family shower room serves the bedrooms, while a convenient ground-floor WC adds to the home's practicality. Externally, the property enjoys off-street parking to the front and a low-maintenance rear garden enclosed with timber fencing, providing a pleasant space for outdoor entertaining.

Belsay Lane is situated within a popular residential area of Newcastle upon Tyne, offering convenient access to a range of local shops, amenities and schooling. The location is well served by road and public transport links, providing easy access to Newcastle city centre and surrounding areas, making it ideal for a variety of buyers.

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The internal accommodation comprises: an entrance hall with stairs to the first floor, and a kitchen-diner to the right, which benefits from a range of fitted wall and base units, ample space for a dining table, and a window overlooking the front of the property. From here, there is also access to a convenient ground-floor WC underneath the stairs, and a door to the lounge, which spans the width of the property. The lounge features French doors opening out to the rear gardens and allowing plenty of natural light to flood the space.

The first-floor landing gives access to two spacious bedrooms, both well-proportioned doubles, which both benefit from built-in storage and aspects over the front and rear of the property. Both bedrooms are served by a well-appointed family shower room with tiled walls and floors, and a three-piece suite.

Externally, the property enjoys off-street parking for one vehicle to the front, whilst to the rear, a low-maintenance garden is enclosed with timber fencing and features a walkway, creating the ideal spot for outdoor entertainment.



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TENURE : Freehold

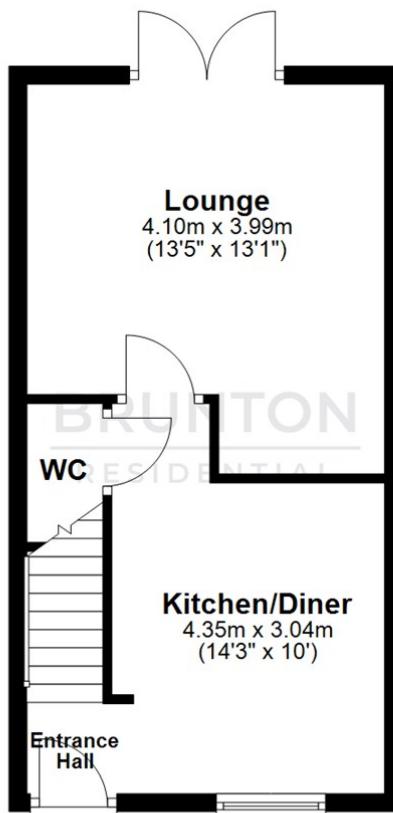
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING : B

Ground Floor

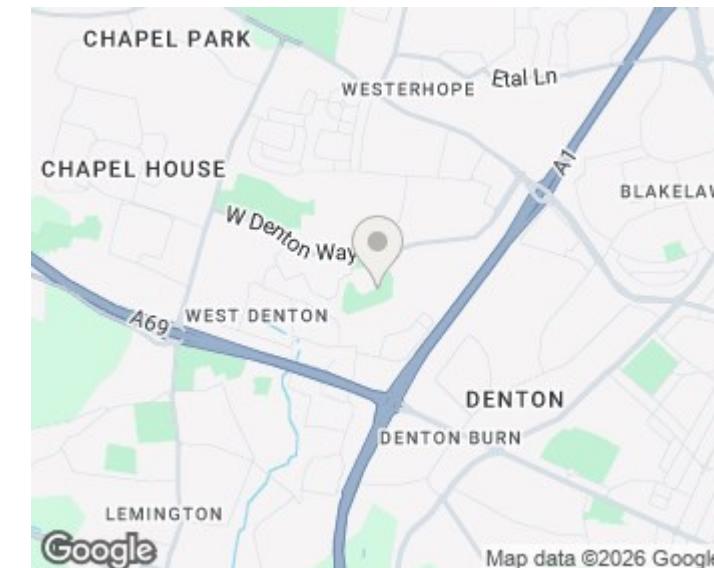
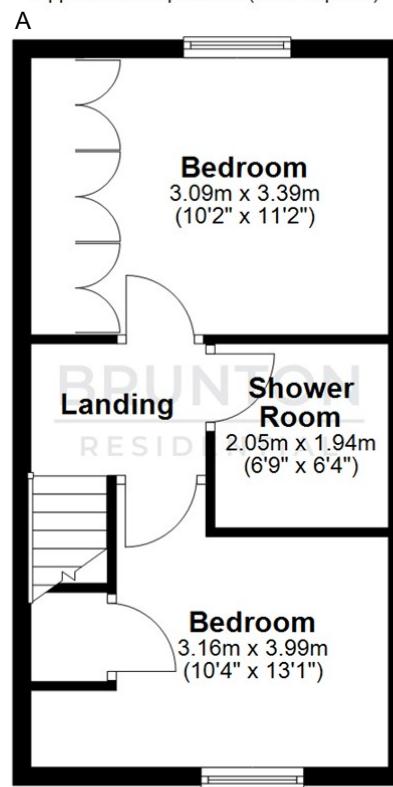
Approx. 30.5 sq. metres (328.8 sq. feet)



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.

First Floor

Approx. 31.5 sq. metres (339.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	98	
(81-91) B	84	
(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		