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SHIRLAW CLOSE, NEWCASTLE UPON TYNE, NE5

Offers Over £195,000

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Beautifully presented three-bedroom semi-detached home offering stylish modern living with bright open-plan accommodation and an excellent rear garden perfectly suited to family life and entertaining. Thoughtfully updated throughout, the property combines practicality with contemporary finishes and strong indoor-outdoor flow.

The standout feature of the home is the impressive open-plan kitchen, dining and family space, enhanced by Velux windows and bi-fold doors which allow natural light to flood the interior while creating seamless access to the garden. Well-proportioned bedrooms, a modern family bathroom and off-street parking further add to the appeal of this highly functional and welcoming home.

Shirlaw Close enjoys convenient access to nearby schools, local amenities and transport links into Newcastle City Centre and surrounding areas, making it an excellent choice for families, professionals and first-time buyers alike.

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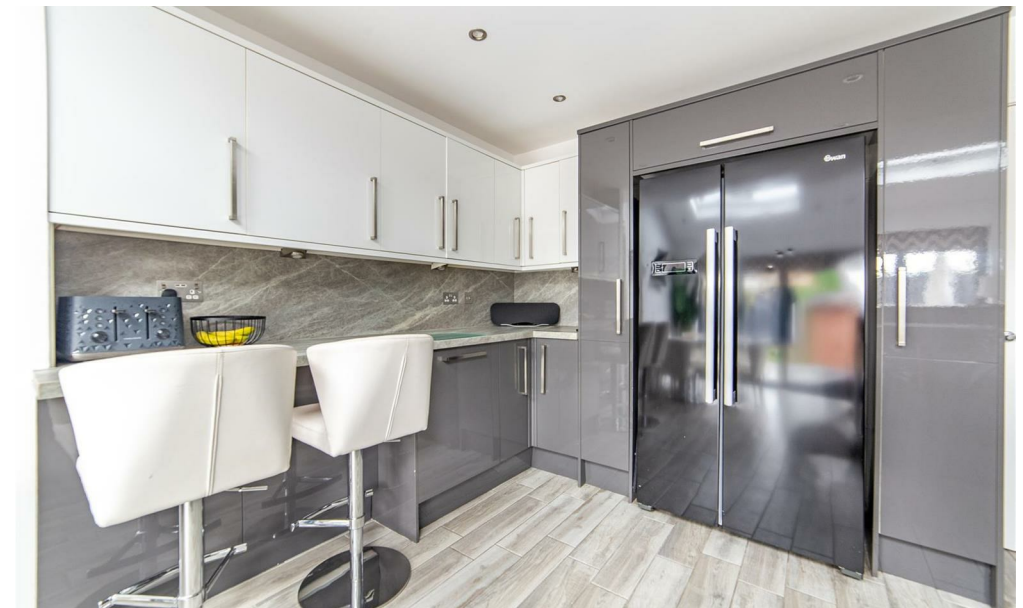
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The internal accommodation comprises: an entrance vestibule that opens into a welcoming lounge that overlooks the front of the property, and has a convenient ground-floor WC alongside stairs to the first floor. From the lounge, a door opens into the open-plan kitchen, dining and family room. The kitchen is fitted with a modern range of wall and base units and integrated appliances. There is ample space for dining furniture, and the room benefits from Velux windows and bi-fold doors opening out to the west facing rear garden and allowing plenty of natural light to flood the space.

The first-floor landing provides access to two double bedrooms and one smaller bedroom, ideal as an office space or a child's room. A well-appointed family bathroom serves this floor and has a shower over the bath, completing the upstairs accommodation.

Externally, the property has a driveway offering off-street parking for two vehicles. To the rear, there is a good-sized garden laid mainly to lawn with paved patio seating areas. The garden is enclosed with timber fencing, enhancing the sense of privacy, creating the ideal space for everyday family life and entertainment.



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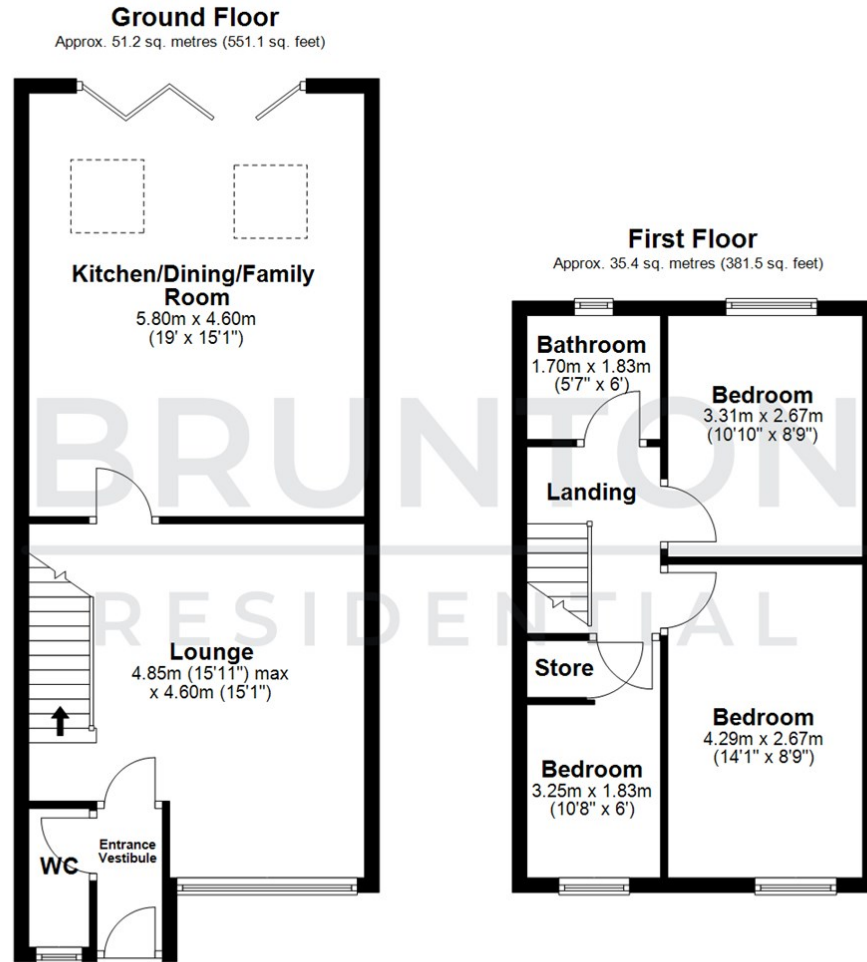
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

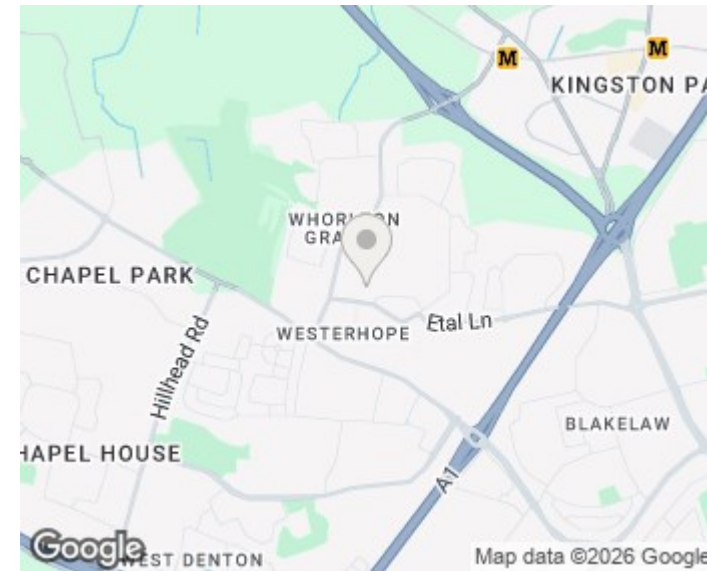
COUNCIL TAX BAND : A

EPC RATING :



Total area: approx. 86.6 sq. metres (932.6 sq. feet)

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



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 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	