

# BRUNTON

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## RESIDENTIAL



**ST. CUTHBERTS ROAD, NEWCASTLE UPON TYNE NE5**

**Offers Over £120,000**



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Well-presented two-bedroom first-floor apartment offering well-balanced accommodation, ideally suited to first-time buyers, downsizers or investors. The property combines bright living spaces with practical storage and an attractive rear garden.

The accommodation includes a welcoming lounge with a feature fireplace, a fitted kitchen, two well-proportioned bedrooms with built-in storage and a family bathroom with a shower over the bath. The layout provides a comfortable living space with a clear separation between living and sleeping areas.

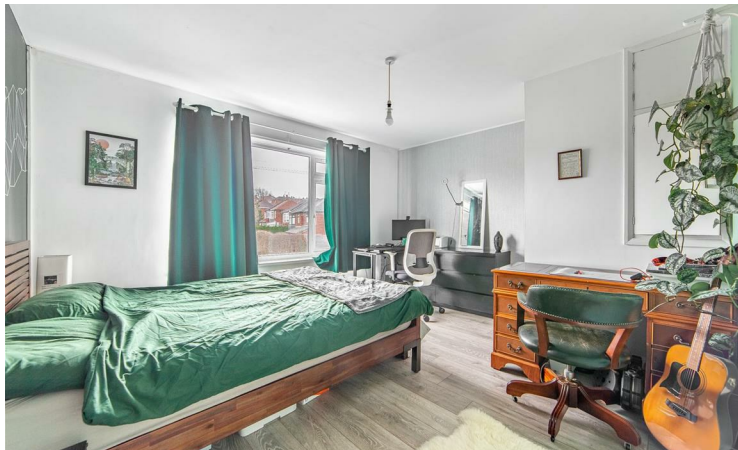
St Cuthberts Road is located within a well-established residential area of NE5, conveniently positioned for local shops, everyday amenities and schooling. The area benefits from good public transport links and road access into Newcastle city centre and the surrounding areas, making it suitable for families and professionals alike.



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The internal accommodation comprises: An entrance vestibule that leads into a hallway with stairs to the first-floor, and stairs leading to the rear of the property. An inner hallway on the first floor provides access to two well-proportioned bedrooms, both enjoying built-in storage, and are served by a well-appointed family bathroom that has a shower over the bath. A bright kitchen enjoys a range of fitted wall and base units and integrated appliances. The kitchen also features tiled floors, tiled splashbacks and a window facing the rear of the property. A lounge completes the accommodation and has a front-aspect window and a feature fireplace, creating an ideal spot for family living.

Externally, there is a rear garden, enclosed with timber fencing and laid to lawn with decked areas - the perfect space for outdoor entertainment. The garden also enjoys a workshop/home office/gym that is fully insulated with power and double glazing. To the front of the property, there is off-street parking for one vehicle.





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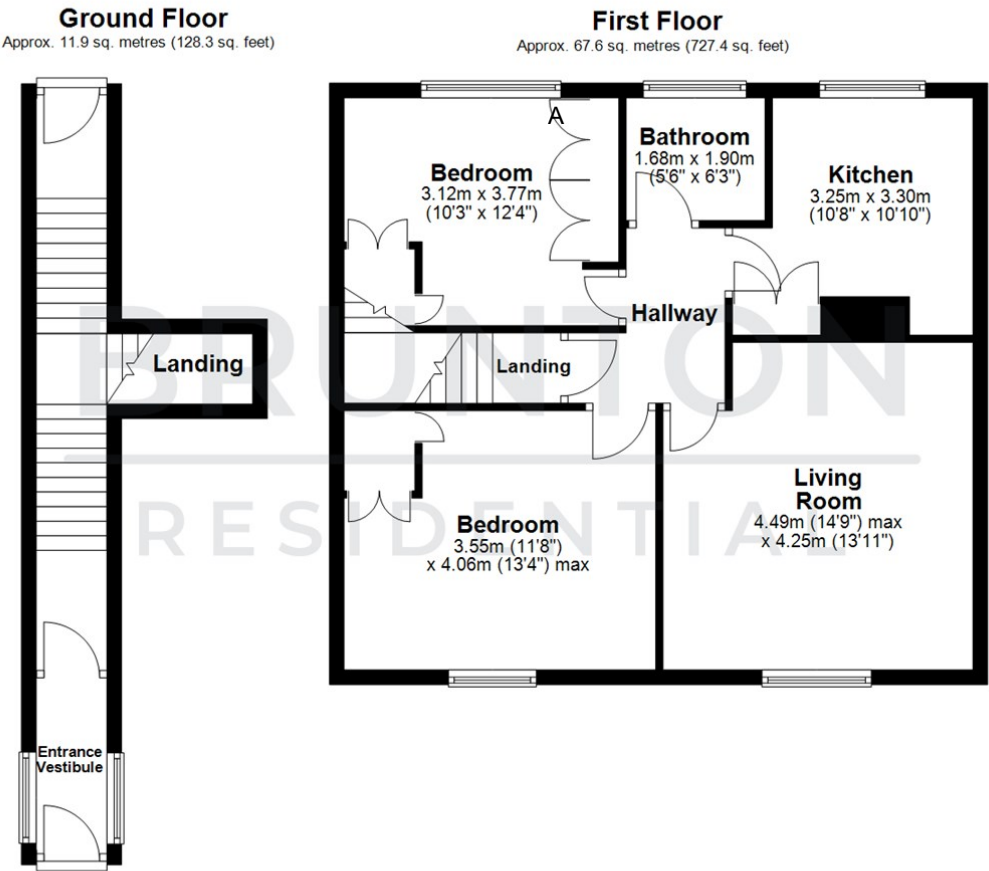
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TENURE : Leasehold

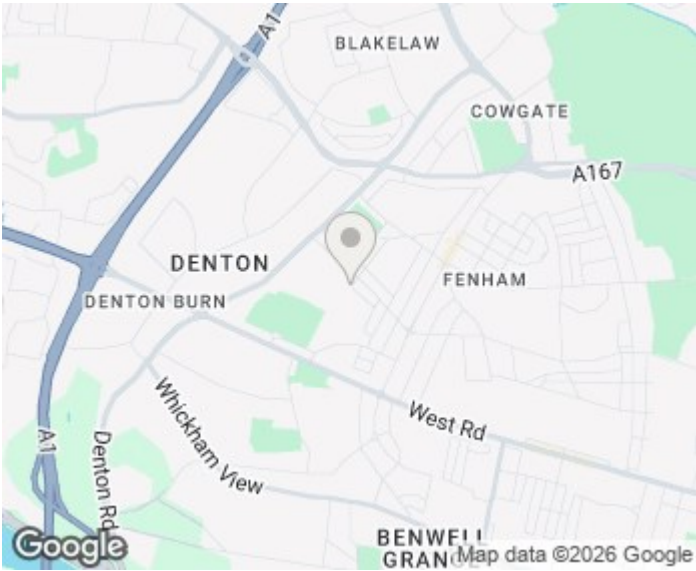
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING : C



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 <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	