

BRUNTON

RESIDENTIAL



LANERCOST DRIVE, NE5

Offers Over £160,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL



Well maintained two bedroom semi detached bungalow located in Lanercost Drive, Newcastle Upon Tyne.

The property is arranged over a single level and includes a spacious living room, separate dining room, fitted kitchen and conservatory, along with two double bedrooms and a family bathroom. Externally, there is driveway parking, a garage and an enclosed rear garden.

Situated in the popular residential area of Denton Burn, the property is well placed for a range of local shops, supermarkets, schools and everyday amenities, with additional retail and leisure facilities nearby. There are excellent road links via the A1 and A69, along with regular public transport routes providing easy access into Newcastle city centre and surrounding areas, making it a convenient choice for a range of buyers, including downsizers, first-time buyers and professionals.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The internal accommodation comprises: a porch leading into the entrance hallway with access to the main rooms of the home. From here, you move through into the central dining room, a versatile space complete with a fireplace and fitted storage, offering room for both dining and everyday living.

Sliding doors open through to the living room, a well proportioned reception space with a feature fireplace and sliding patio doors leading directly out to the rear garden, creating an easy connection between the indoor and outdoor spaces. The kitchen is positioned to the rear and is fitted with a range of wall and base units, along with tiled flooring, tiled walls and inset ceiling lighting, providing a good practical workspace for day-to-day use.

The main bedroom is positioned at the front of the property and is a generous double room featuring a bay window and fitted wardrobes. The second bedroom is also a well-proportioned double room, located at the front of the home and offering flexibility for guests, family, or additional use. The well-appointed family bathroom is fitted with a five-piece suite comprising a bath, separate shower, WC and basin.

To the rear, the conservatory offers a bright additional reception area and could also work well as a utility-style space, depending on individual needs, with direct access to the garden. Externally, the property offers a paved driveway to the front providing off-road parking, along with access to the attached garage for additional storage or secure parking. The enclosed rear garden is mainly laid to lawn with established planting, patio areas and pathways, creating a pleasant outdoor space to enjoy while still offering scope for a new owner to update and personalise to their own taste.



BRUNTON

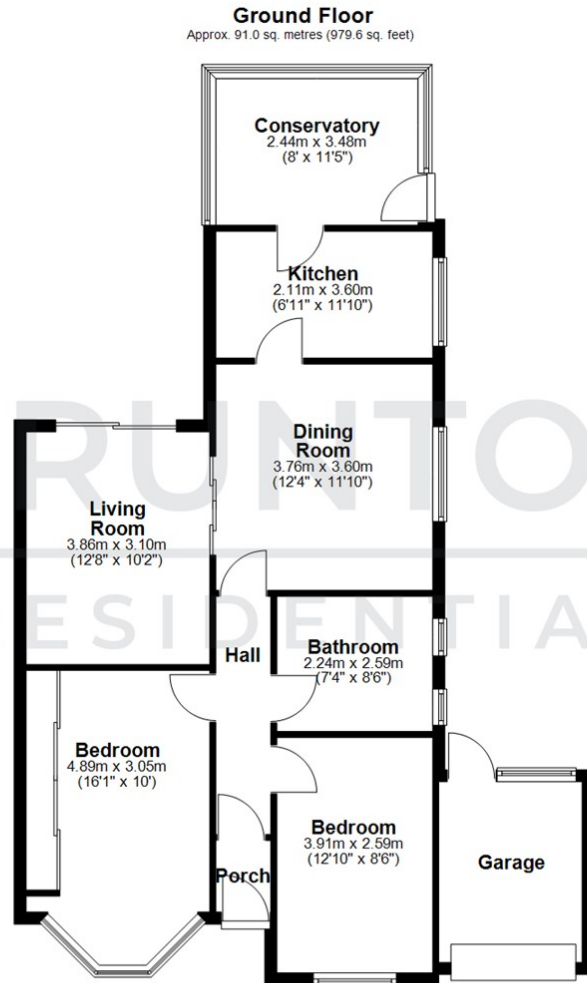
RESIDENTIAL

TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

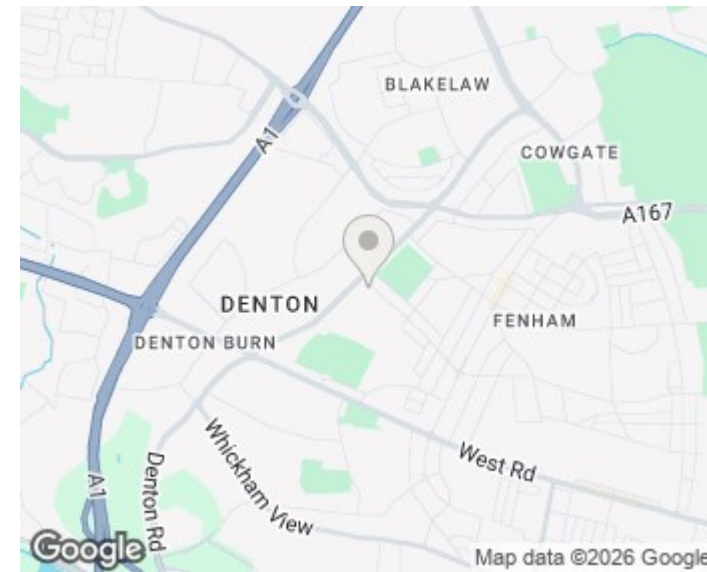
COUNCIL TAX BAND : B

EPC RATING : D



Total area: approx. 91.0 sq. metres (979.6 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			
		63	78
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	