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LAZONBY WAY, WESTERHOPE, NE5

Offers Over £190,000

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Delightful three-bedroom semi-detached home on Lazonby Way, Newcastle upon Tyne. This attractive home is well presented throughout and occupies a pleasant position within a popular residential area.

The accommodation is arranged over two floors and includes a welcoming entrance hall, a comfortable living room and a modern kitchen/dining room providing a sociable space for everyday living. Upstairs, there are three well-proportioned bedrooms, all served by a well-appointed family bathroom. Externally, the property benefits from off-street parking and a private enclosed rear garden, ideal for outdoor enjoyment.

Lazonby Way is conveniently located for access to local shops, schools and amenities, with good transport links providing easy access across Newcastle and the surrounding areas.

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The internal accommodation comprises: an entrance hall with stairs leading up to the first floor landing and a convenient ground-floor WC. To the left is a generous kitchen/diner, fitted with integral appliances including an oven, hob and extractor fan, along with ample wall and base units providing excellent storage space. To the rear of the property is a spacious lounge featuring French doors opening out to the rear garden and a useful under-stairs storage cupboard.

The first-floor landing provides access to three well-proportioned bedrooms, two of which are comfortable doubles, together with a well-appointed family bathroom comprising a WC, wash basin and bath with overhead shower.

Externally, to the front of the property is a driveway providing off-street parking, adjacent to a lawned area. To the rear is a good-sized enclosed garden, predominantly laid to lawn with a decked seating area, offering an ideal outdoor space for relaxation and entertaining.



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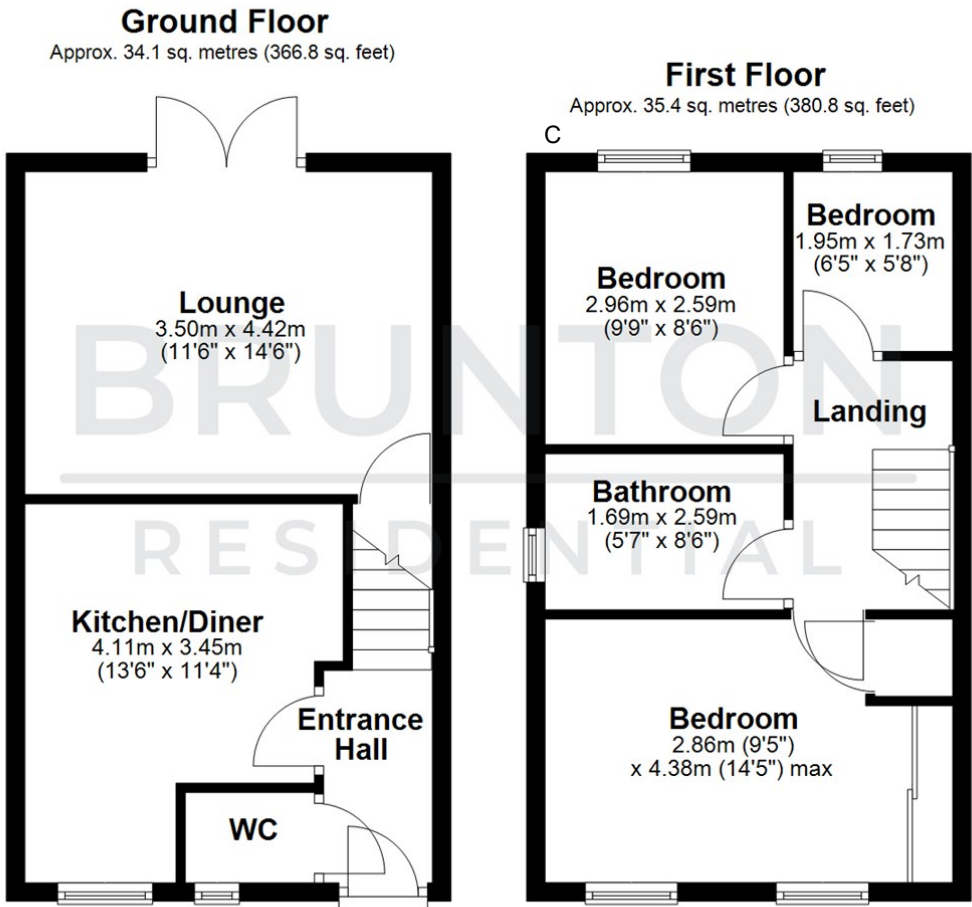
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TENURE : Freehold

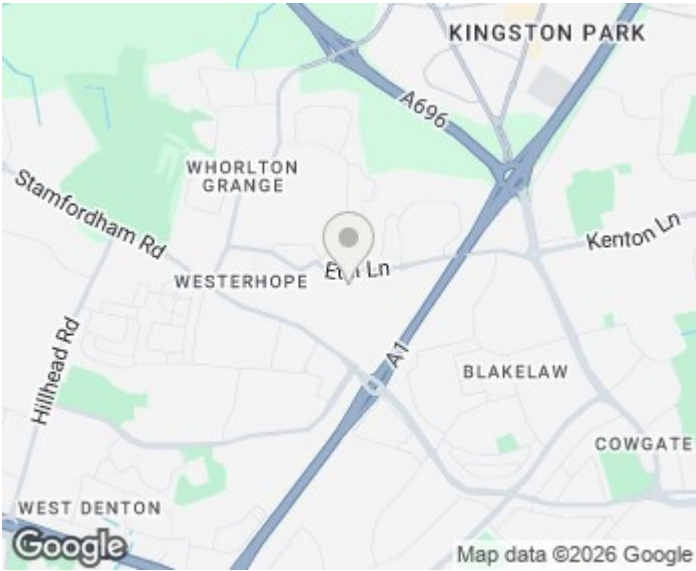
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : B



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		96
(81-91) B	83	
(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		