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WEST FARM WYND, LONGBENTON, NE12

Offers Over £175,000

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Charming three bedroom double fronted mid-terraced home positioned on West Farm Wynd in an ever-popular residential area of Newcastle upon Tyne.

The accommodation is well arranged over two storeys and includes a front aspect lounge, a modern dining kitchen with access to the rear garden and three well proportioned bedrooms served by a contemporary family bathroom. The property further benefits from off-street parking and a large enclosed rear garden.

West Farm Wynd benefits from an excellent location with easy access to local shops, schools and leisure facilities, along with strong transport links throughout Newcastle and towards the A1.

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The internal accommodation comprises: A central entrance hallway with tiled flooring, providing access to the staircase leading up to the first floor, the kitchen/dining room and the reception room. The reception room to the left of the entrance hall is a delightful full length dual aspect space, allowing natural light to flow from front to back, and benefits from French doors opening onto the south facing rear garden. The kitchen diner also enjoys a dual aspect and runs the full length of the property. It features tiled flooring, door access to the rear garden and a range of fitted wall and base units with integrated appliances and tiled splashback. The kitchen was fully renovated approximately seven years ago.

The first floor landing gives access to three bedrooms and a family bathroom. To the right of the landing is the third bedroom, currently used as a music room, though equally suited to use as an office, study or nursery. It includes sliding door fitted wardrobes and overlooks the rear garden. Adjacent is bedroom two, a fantastic sized double with a front aspect and a built in wardrobe. The principal bedroom, positioned at the front of the property, is another good sized double enjoying pleasant outlooks. The family bathroom, refurbished at the start of 2025, features a four piece suite including a heated towel rail.

Externally, to the rear is a south facing garden with a large paved seating area, raised decking, fenced boundaries and two good sized sheds. To the front is a block paved driveway providing parking for two cars, secured by wrought iron gates.

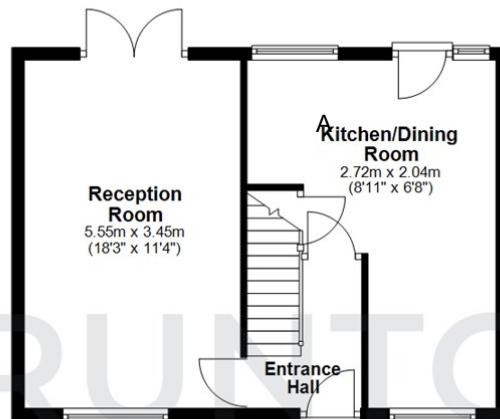


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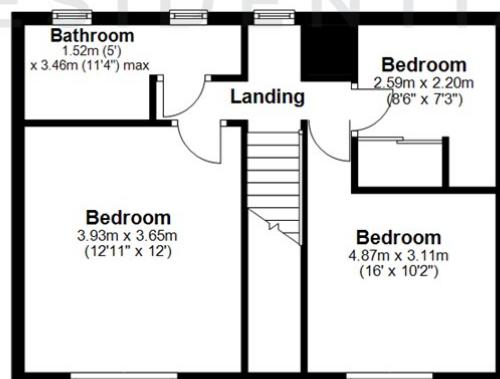
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TENURE : Freehold

Ground Floor
Approx. 36.5 sq. metres (392.7 sq. feet)



First Floor
Approx. 44.2 sq. metres (475.8 sq. feet)



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

LOCAL AUTHORITY : North Tyneside

COUNCIL TAX BAND : A

EPC RATING :



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		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO₂) 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		
EU Directive 2002/91/EC		
England & Wales		