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BROADWAY WEST, NEWCASTLE UPON TYNE, NE3

Offers Over £260,000

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Well-maintained semi-detached home offering spacious and versatile accommodation, perfectly suited to modern family living. Combining generous reception space with practical day-to-day functionality, the property provides a welcoming environment with plenty of natural light and a layout designed for both relaxation and entertaining.

At the heart of the home is a spacious lounge/diner featuring a bay window, feature fireplace and access to a bright conservatory overlooking the rear patio. A well-equipped kitchen, useful boot room and ground-floor WC further enhance the practicality of the accommodation, while three well-proportioned bedrooms occupy the first floor. Externally, the property benefits from a multi-vehicle driveway to the front and a private enclosed patio garden to the rear, offering a low-maintenance outdoor space ideal for everyday living and entertaining.

Broadway West enjoys a convenient position within Newcastle, providing excellent access to local schools, shops, amenities and transport links. The area remains a popular choice for families and professionals seeking a well-connected residential location with easy access to surrounding areas and the city centre.

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The internal accommodation comprises: an entrance hall with useful storage cupboards and stairs to the first floor. To the right, a door opens into a boot room with a convenient ground-floor WC and side access. To the right of the entrance hall is a spacious lounge/diner with a bay window overlooking the front of the property, as well as a feature fireplace and access to a welcoming conservatory. The conservatory enjoys triple aspects and has French doors leading out to the rear patio. Also accessed from the lounge/diner is a well-equipped kitchen that has a range of fitted wall and base units and integrated appliances. Off the kitchen is a useful utility/store that also provides access to the rear patio.

The first-floor landing gives access to three well-proportioned bedrooms, two of which benefit from built-in storage. The smaller bedroom to the front of the property would serve well as a nursery or a home office/study space. Also on this level is a family shower room with built-in storage and a heated towel rail. Completing the upstairs accommodation is a separate WC.

Externally, the property benefits from a driveway offering off-street parking for multiple vehicles to the front, while to the rear is an enclosed patio area. The patio has ample space for outdoor furniture and is enclosed with timber fencing and shrubbery, creating the ideal space for private everyday life and entertainment.



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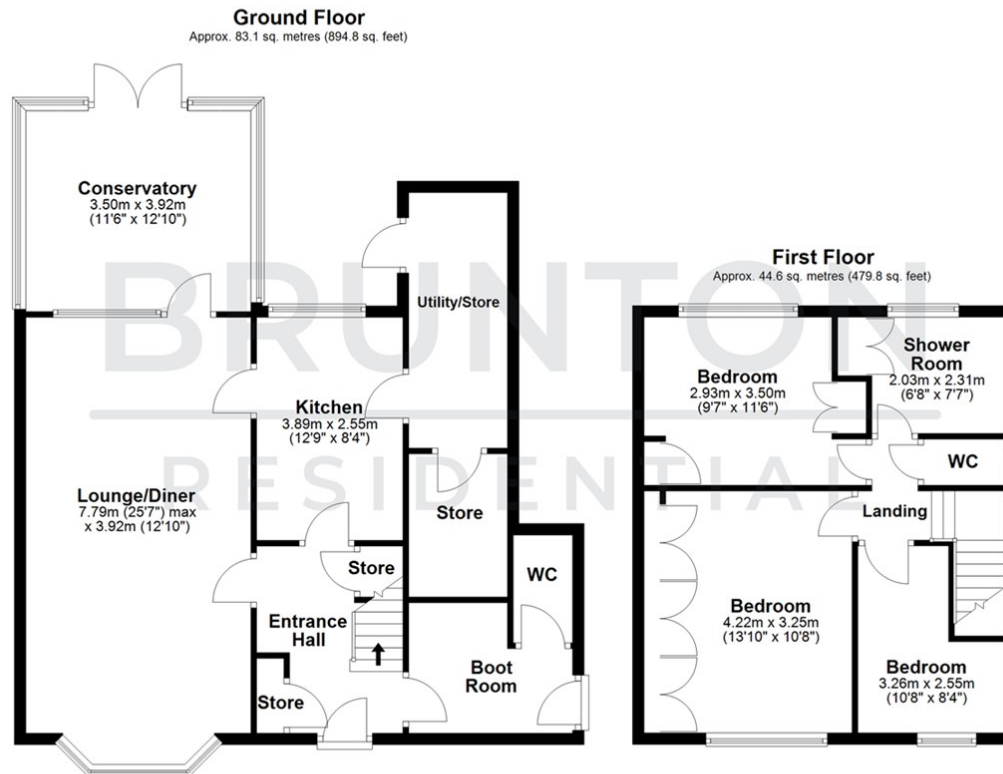
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : C



Total area: approx. 127.7 sq. metres (1374.6 sq. feet)

