

# BRUNTON

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## RESIDENTIAL



**FAWDON LANE, NEWCASTLE UPON TYNE, NE3**

**£185,000**

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Delightful three-bedroom semi-detached family home situated on Fawdon Lane, in Newcastle upon Tyne.

The property offers a spacious lounge flowing through to a dining room, creating a bright and open living space, along with a fitted kitchen and a ground floor shower room. To the first floor, there are three well-proportioned bedrooms, a family bathroom and a separate WC. The property further benefits from enclosed front and rear gardens, off-street parking for multiple vehicles and a garage.

The location is well placed for access to local shops, schools and everyday amenities, with excellent transport links nearby providing easy access into Newcastle city centre and surrounding areas.

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The internal accommodation comprises: a bright and airy entrance porch leading into the main entrance hallway, which has stairs leading up to the first floor. To the left is a spacious lounge featuring a large front aspect window and a feature fireplace. The lounge flows through to a generous dining room, which benefits from a rear aspect window overlooking the garden, allowing for excellent natural light from both the front and rear and creating a well-connected, open-plan feel.

A door from the lounge leads into a good-sized fitted kitchen, which is fully tiled and fitted with a range of wall and base units providing ample storage and work surface space, along with integrated appliances including an oven and hob. The kitchen also benefits from a rear aspect window and a door leading to the integral garage. To the right of the entrance hall is a well-appointed, fully tiled shower room comprising a WC, wash basin and shower cubicle.

The first floor landing gives access to three well-proportioned bedrooms, as well as a family bathroom featuring a wash basin set within a vanity unit and a bath with overhead shower. There is also a separate WC located just off the landing.

Externally, to the front the property benefits from an enclosed paved yard providing low-maintenance outdoor space along with off-street parking for approximately two to three vehicles. To the rear is an enclosed garden with timber fencing, featuring a raised decked area leading down to a lawned section, creating a versatile space for outdoor use, with mature trees enhancing the overall sense of privacy and tranquillity.



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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : D

