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WATERBURY ROAD, NEWCASTLE UPON TYNE, NE3

Offers Over £410,000

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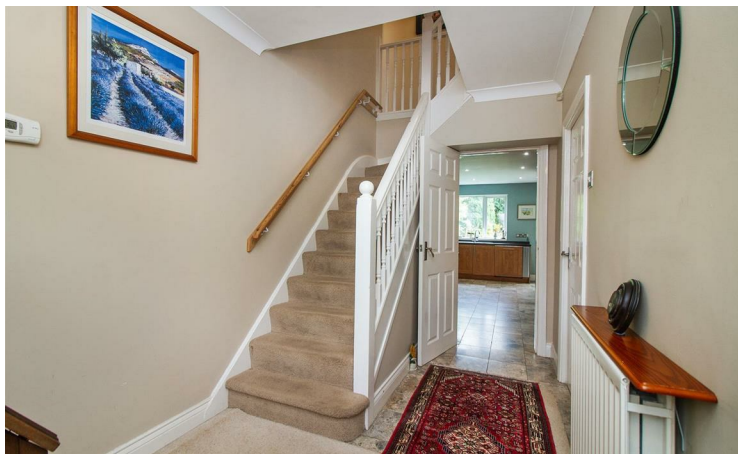
Delightful four-bedroom semi-detached family home on Waterbury Road, Newcastle Upon Tyne.

This well-designed family home spans two floors and offers versatile living space. The ground floor has a pleasant sitting room, a generous open-plan kitchen/family/dining area, a practical utility space, and a convenient downstairs WC. The first floor hosts three well-proportioned bedrooms, an additional child's bedroom and two family bathrooms. Additional benefits include off-street parking, a garage, and a superb rear garden.

Situated on Waterbury Road in Newcastle Upon Tyne, this property enjoys easy access to a variety of local amenities, including shops and services, reputed schools, and leisure facilities. Excellent transport links, such as major road routes, local bus services, and nearby rail or metro connections, provide seamless access to the city centre and beyond.

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The internal accommodation comprises: a hallway with a staircase leading to the first floor. To the right-hand side is a pleasant sitting room featuring a walk-in bay window with views over the front garden.

At the rear is a generous extended kitchen, dining, and family area, created by the previous occupant many years ago. This space is fitted with a range of integrated appliances, Corian work surfaces, and is open to the dining and family area - an ideal layout for those with younger children. French doors lead out to the rear terrace and garden.

Upstairs, the first-floor landing gives access to four bedrooms and two family bathrooms. Three of the bedrooms are well proportioned, with the smaller front room ideally suited as a child's bedroom.

Externally, the property offers off-street parking and access to the garage. The rear garden is a standout feature, offering a large lawn with well-planted borders. At the end of the garden sits a timber summerhouse on hardstanding, perfect for use as a home studio or playhouse.

There is also scope to extend into the garage, should someone wish to add a ground floor shower room or additional reception space. Recently installed windows and a new heating system further enhance the home's appeal.



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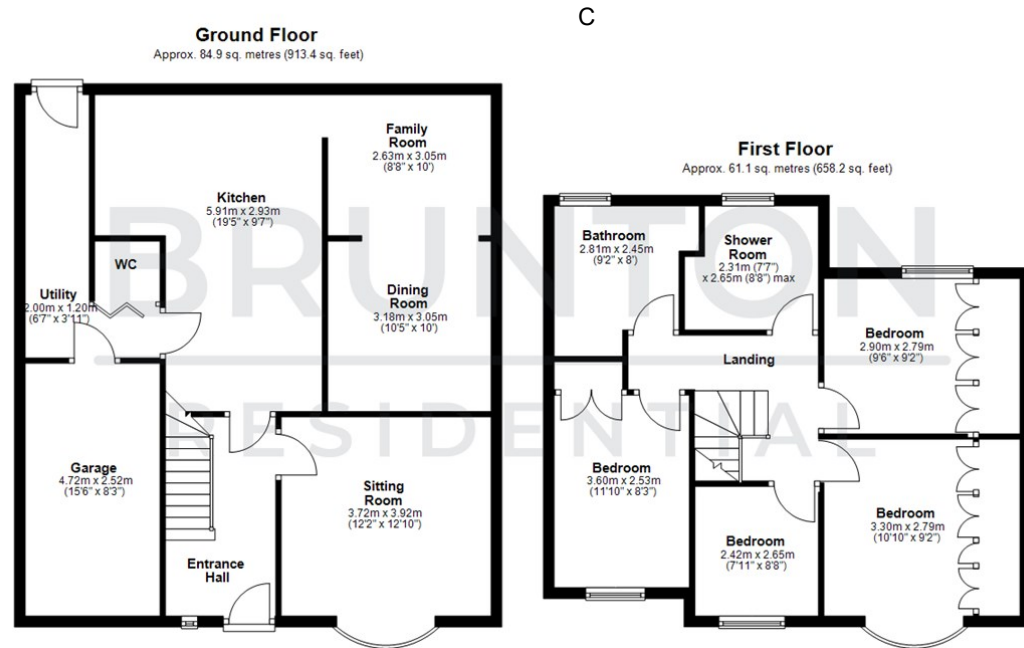
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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING :



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			
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	