

BRUNTON

RESIDENTIAL



FRIARS WAY, NEWCASTLE UPON TYNE, NE5

Offers Over £185,000

BRUNTON

RESIDENTIAL





BRUNTON

RESIDENTIAL





A well-presented semi-detached three-bedroom home situated on Friars Way in Newcastle, offering practical and spacious accommodation ideal for first-time buyers or families. The property benefits from a flexible layout and an extended rear garden, creating additional outdoor space.

The ground floor comprises an entrance hallway with stairs to the first floor, a full-depth lounge with a front-facing window and French doors opening onto the rear garden, and a kitchen/diner with direct garden access, providing a sociable living space. Upstairs, there are three bedrooms, with the principal bedroom enjoying dual-aspect windows, along with a family bathroom. Externally, the property features a town garden to the front and an enclosed rear garden laid mainly to lawn with paved patio areas, offering an ideal setting for outdoor living and entertaining.

Friars Way is conveniently located within Newcastle, providing easy access to local amenities, schools and transport links into the city centre and surrounding areas, making it a well-connected and popular residential location.

BRUNTON

RESIDENTIAL



BRUNTON

RESIDENTIAL

The property is accessed via an entrance hallway with stairs leading to the first floor, and a full-depth lounge to the left. The lounge enjoys a forward-facing window and French doors leading out to the rear garden. You have adjusted the fence line to bring it forward, extending the garden and creating additional outdoor space from the drive to the side of the property. To the right of the hallway is the kitchen/diner, which provides access to the rear garden, making it a practical and sociable family space.

Stairs lead to the first floor, where there are three bedrooms, with the principal bedroom benefiting from dual-aspect windows, and a family bathroom completing the accommodation.

Externally, the property benefits from a town garden to the front, while an enclosed rear garden is laid mainly to lawn with paved patio areas, creating the ideal space for everyday family life and entertainment.



BRUNTON

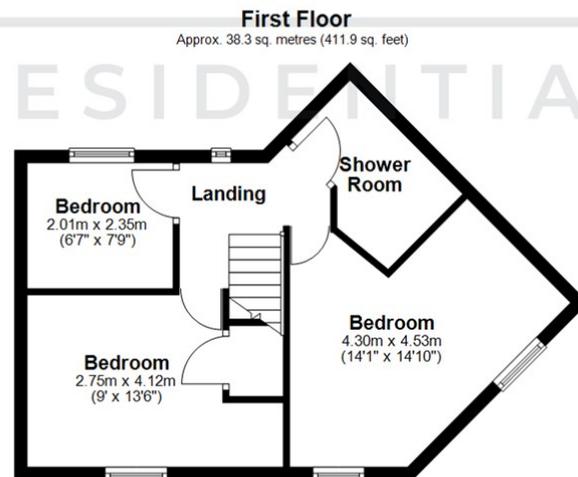
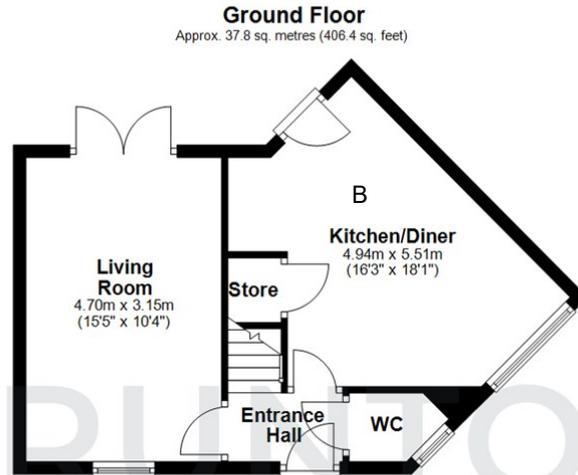
RESIDENTIAL

TENURE : Freehold

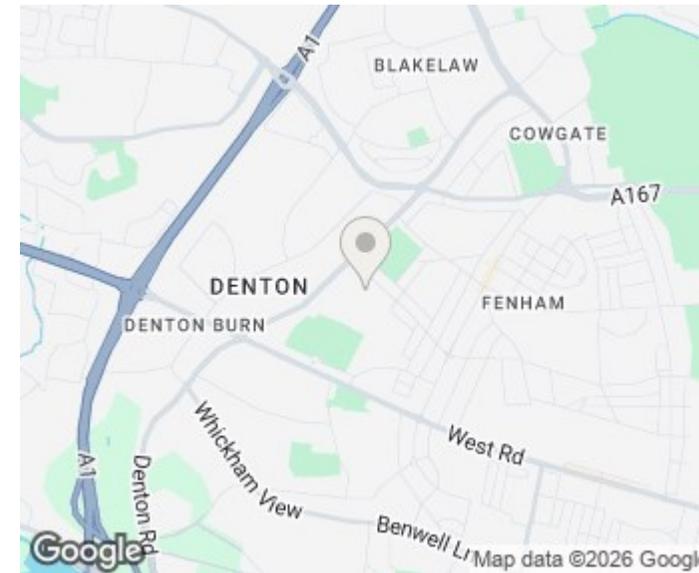
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : C



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		79	84
(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	