

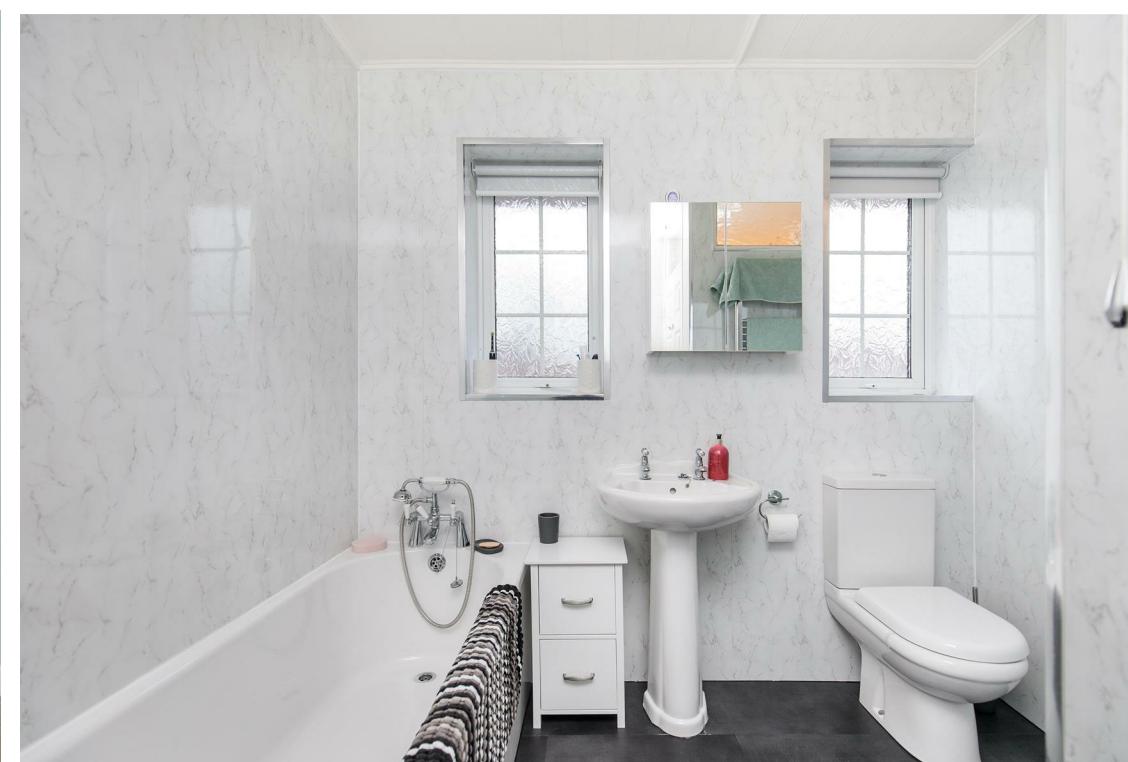
**BRUNTON**  
RESIDENTIAL



**LANCASTER DRIVE, WALLSEND, NE28**  
Offers Over £260,000

**BRUNTON**  
RESIDENTIAL



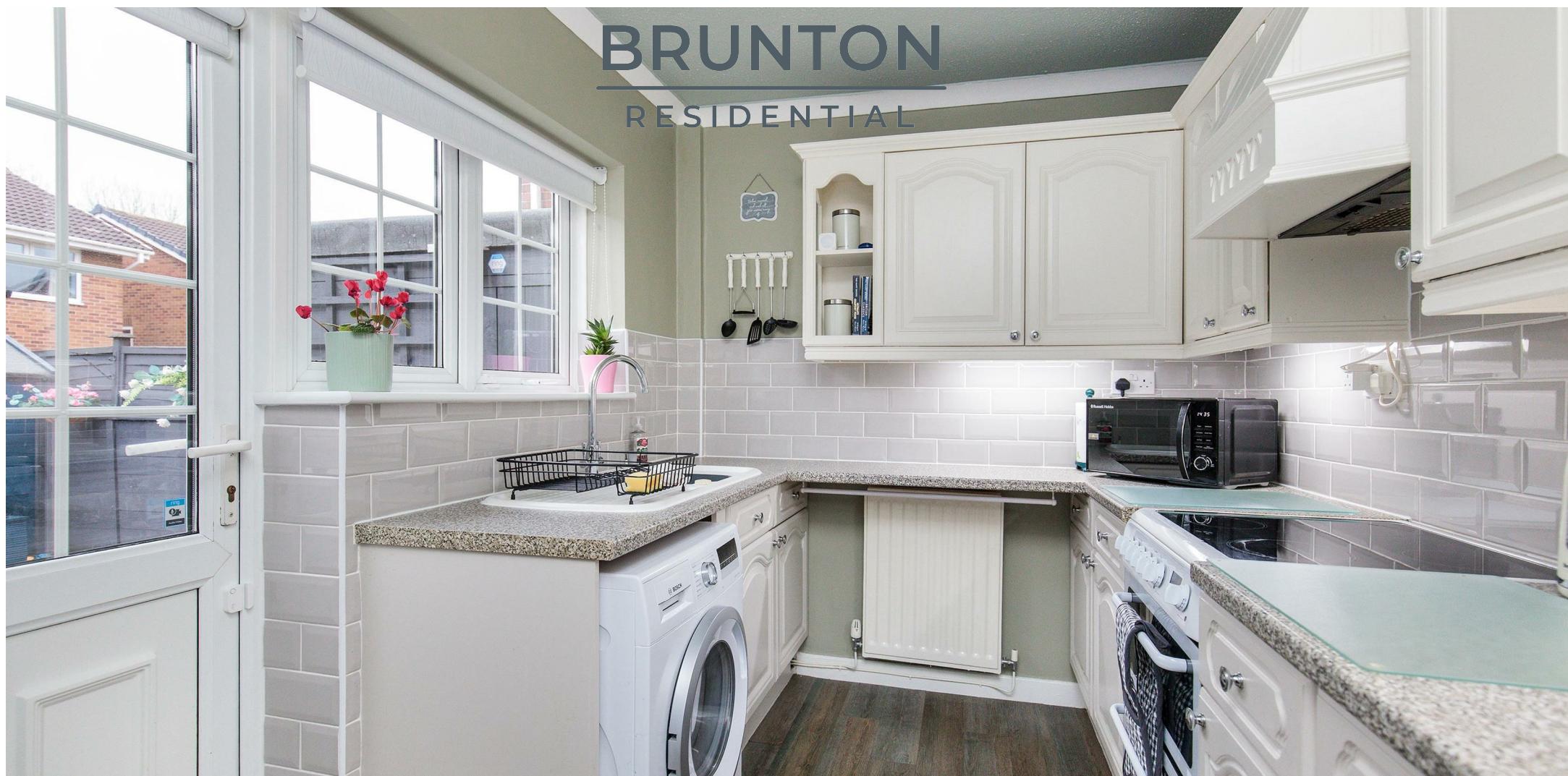


# BRUNTON

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## RESIDENTIAL





Delightful Detached Home, Offering Well-Balanced Accommodation Within an Established Residential Setting. With Three Good Sized Bedrooms, Family Bathroom, Fantastic 23ft Reception Room, Dining Room Plus Study, Garden Room, Well Equipped Kitchen & Ground Floor W.C., Great Landscaped Rear Garden & Off Street Parking!

Nestled at the top of a quiet cul-de-sac on Lancaster Drive, Wallsend, this great family home, arranged over two storeys, offers spacious and versatile living accommodation throughout. Lancaster Drive, which is tucked just off from Addington Drive and Agricola Gardens, is perfectly positioned to provide access to both the Coast Road and the A19, which provide great road links to Newcastle City Centre and further throughout the Region.

Lancaster Drive is also situated just a stones throw from the fantastic Rising Sun Country Park, as well as being well served with local schooling for all ages.

# BRUNTON

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## RESIDENTIAL



The internal accommodation comprises: an entrance hall, with a convenient ground floor WC positioned to the left. To the right, the property opens into a spacious 23ft lounge, featuring a large front-aspect bay window that allows for excellent natural light. Stairs to the rear of the lounge rise to the first-floor landing.

From the rear left of the lounge, bi-fold doors lead through to a generous dual-aspect dining room, which in turn provides access to a study, the garden room, and the kitchen.

The garden room is bright and airy and enjoys direct access to the rear garden. The kitchen is of an excellent size and is well equipped with an extensive range of wall and base units, offering ample storage and workspace, along with a further door leading out to the rear garden.

To the first floor, the landing provides access to three well-proportioned bedrooms and a well-appointed family bathroom, which is fitted with a WC, washbasin, bath, and a separate walk-in shower cubicle.

Externally, the property benefits from a driveway to the front providing off-street parking for two vehicles bordered by mature trees that frame and support the driveway. To the rear is a well-maintained, enclosed garden, attractively landscaped with mature shrubs and trees, laid with astroturf and complemented by a paved seating area.



# BRUNTON

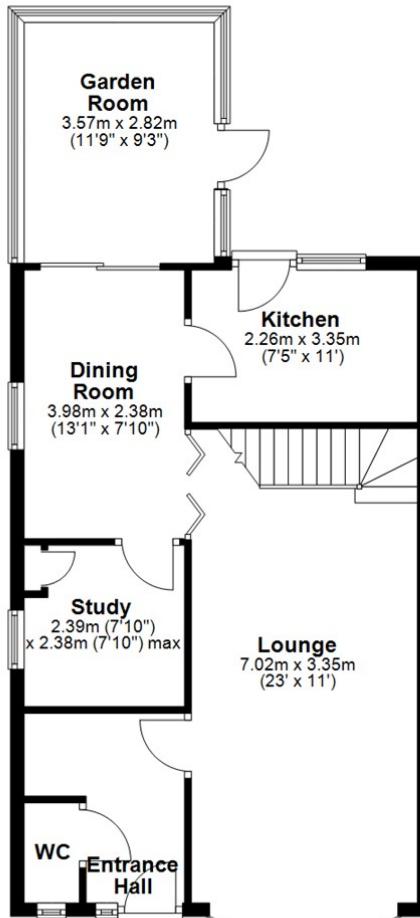
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## RESIDENTIAL

TENURE : Freehold

### Ground Floor

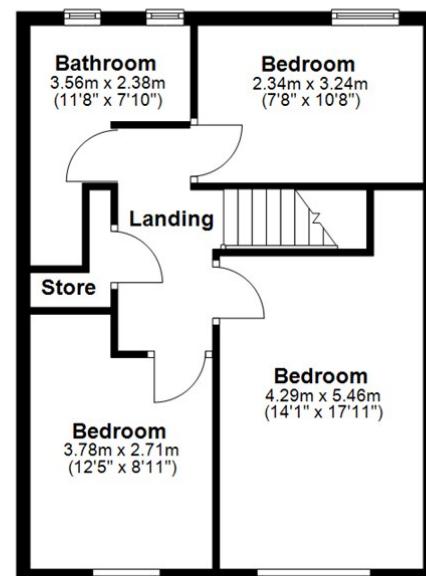
Approx. 68.0 sq. metres (732.2 sq. feet)



C

### First Floor

Approx. 56.8 sq. metres (611.6 sq. feet)



LOCAL AUTHORITY : North Tyneside 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 <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |