

# BRUNTON

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RESIDENTIAL



**LAWSON CLOSE, BYKER, NEWCASTLE UPON TYNE, NE6**

Asking Price £194,995

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Well Presented End Terrace Home Located in Lawson Close, with Three Bedrooms Including a Great 15ft Full Width Master, Kitchen/Diner plus Separate 15ft Living Room, Family Bathroom plus Separate W.C., Great Landscaped Rear Garden plus Off Street Parking!

Arranged over two storeys, the property features a spacious kitchen/diner, a generous living room with French doors opening to the garden, and a convenient ground-floor WC. The first floor provides three bedrooms and a family bathroom, with the third bedroom offering flexibility for home working or additional accommodation. Externally, the property benefits from an enclosed, low-maintenance rear garden and driveway parking to the front.

Lawson Close is situated within a residential area of Newcastle upon Tyne, conveniently placed for access to local shops, schools and everyday amenities. The property is well-positioned for travel across the city, with nearby road links and public transport connections providing access to surrounding areas and Newcastle city centre. Offering a practical layout, outdoor space and off-road parking, the property is likely to appeal to first-time buyers, young families and professionals alike.

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The internal accommodation comprises: a welcoming entrance hallway with wood effect flooring running throughout the ground floor, stairs leading up to the first floor and a convenient WC.

To the left, the spacious kitchen/diner offers a range of modern fitted wall and base units with generous work surfaces, an integrated oven, gas hob and extractor hood, along with space and plumbing for additional appliances. Contemporary pendant lighting and open shelving add character, while the room provides an ideal setting for both everyday meals and entertaining. Positioned to the rear of the property, the generous living room is filled with natural light and benefits from French doors opening directly onto the rear garden. There is useful understairs storage, and the layout creates a comfortable and versatile living space with plenty of room for furnishings.

The first-floor landing provides loft access and gives access to three bedrooms and the family bathroom. The main bedroom is a well-proportioned double room and benefits from a built-in storage cupboard. A second double bedroom offers further comfortable accommodation, while the third bedroom provides flexibility for use as a nursery, dressing room or home office. Completing the accommodation is the contemporary family bathroom, fitted with a white suite including a bath with a shower over, tiled surrounds and a shower screen.

Outside, the property enjoys a driveway to the front providing off-road parking. To the rear is an enclosed garden designed for ease of maintenance, featuring a paved patio seating area, artificial lawn and timber fencing, creating an excellent outdoor space for relaxing, dining and entertaining.



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TENURE : Freehold

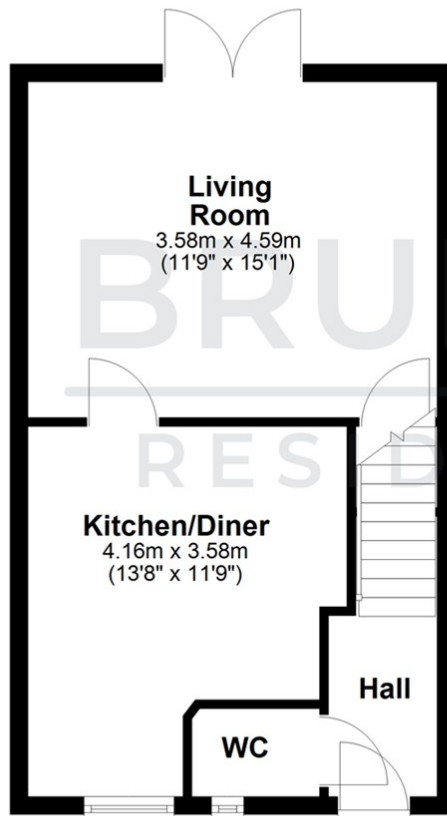
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : B

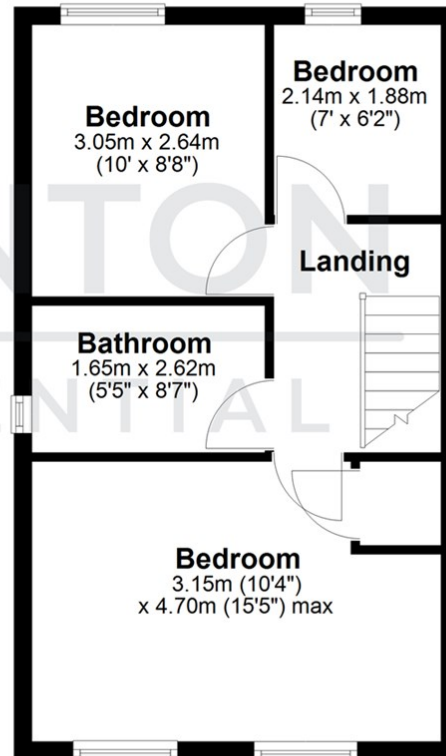
### Ground Floor

Approx. 36.0 sq. metres (387.4 sq. feet)

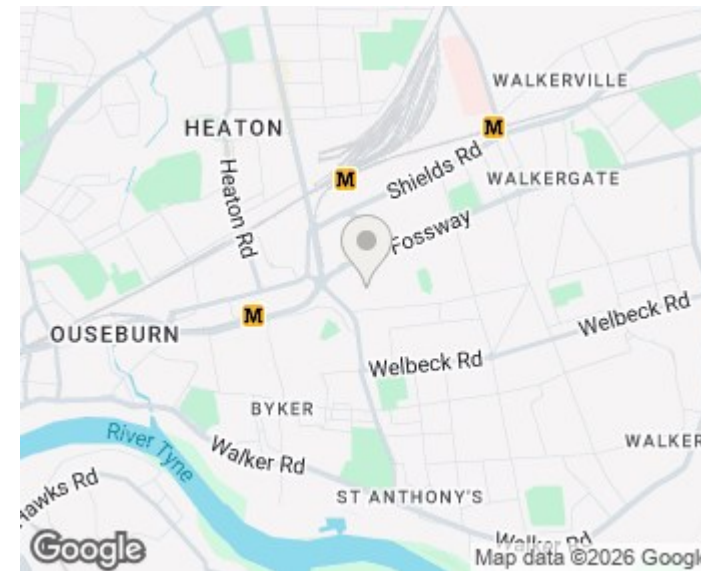


### First Floor

Approx. 37.2 sq. metres (400.9 sq. feet)



Total area: approx. 73.2 sq. metres (788.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(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	