

# BRUNTON

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## RESIDENTIAL

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## Lazonby Way

Newcastle Upon Tyne, NE5 4EP

EXCELLENT LOCATION - PERFECT STARTER HOME - TWO BEDROOMS

Brunton Residential are delighted to offer this excellent semi-detached home located on Lazonby Way in Westerhope. This home is well presented throughout offering spacious living with a private garden area to the rear and off-street parking to the front.

**Offers Over £160,000**

# 76 Lazonby Way

Newcastle Upon Tyne, NE5 4EP



Accommodation briefly comprises; entrance hallway with access to downstairs WC. There is a kitchen/diner area offering wall and floor units, coordinated work surfaces and some fitted appliances. To the rear of the property is the full-width lounge area, this bright space has French doors to the rear opening out to the garden. To the first floor are two well-sized double bedrooms and a stylish family bathroom.

Externally, there is a lawned garden to the front as well as a parking space providing off-street parking. To the rear is a fantastic sized garden laid mainly to lawn with fenced boundaries.

## ON THE GROUND FLOOR

Hallway

WC

Lounge

11'1" x 14'8" (3.37m x 4.48m)

Kitchen

11'11" x 7'10" (3.62m x 2.40m)

Bedroom

8'6" x 14'8" (2.60m x 4.48m)

Bathroom

5'6" x 7'5" (1.70m x 2.28m)

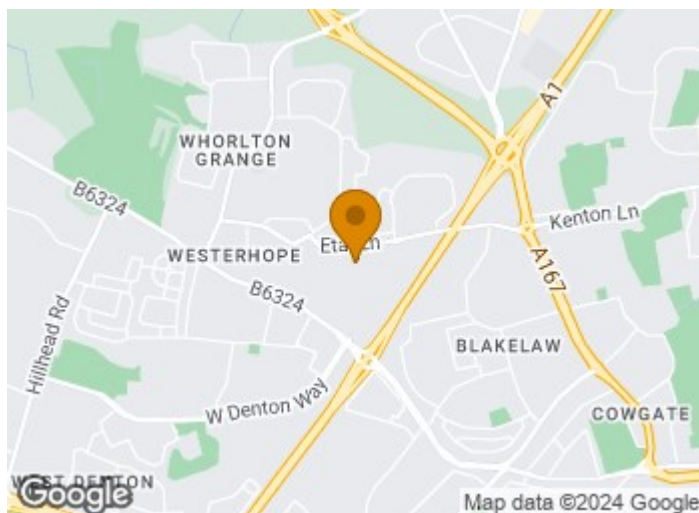
Disclaimer

## ON THE FIRST FLOOR

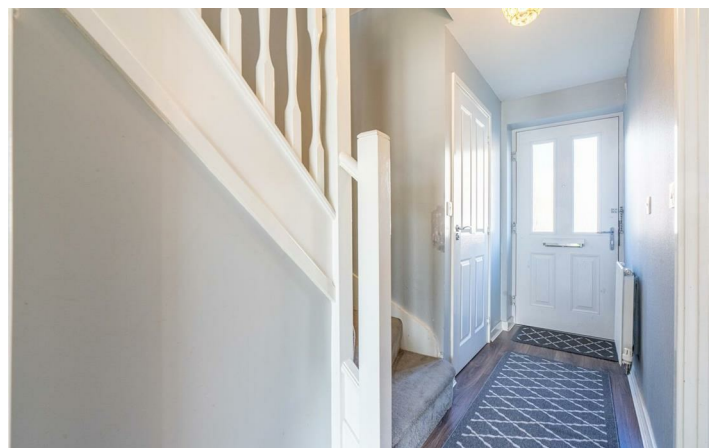
Landing

Bedroom

7'9" x 14'8" (2.37m x 4.48m)



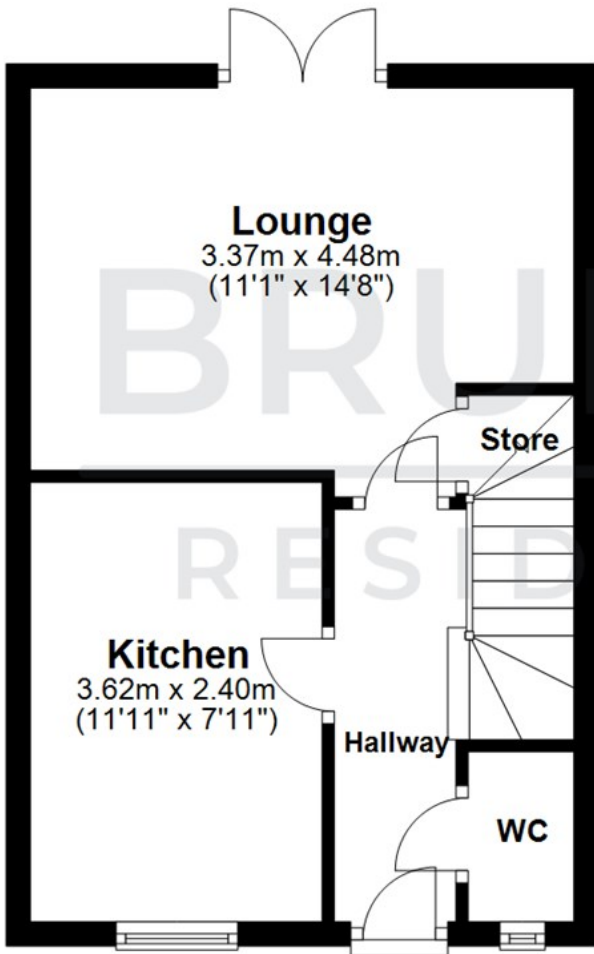
- POPULAR LOCATION
- PERFECT FOR FIRST TIME BUYERS
- SEMI-DETACHED
- TWO BEDROOMS
- FRONT & REAR GARDENS
- OFF STREET PARKING
- LARGE REAR GARDEN
- EPC RATING B
- COUNCIL TAX BAND B



## Floor Plan

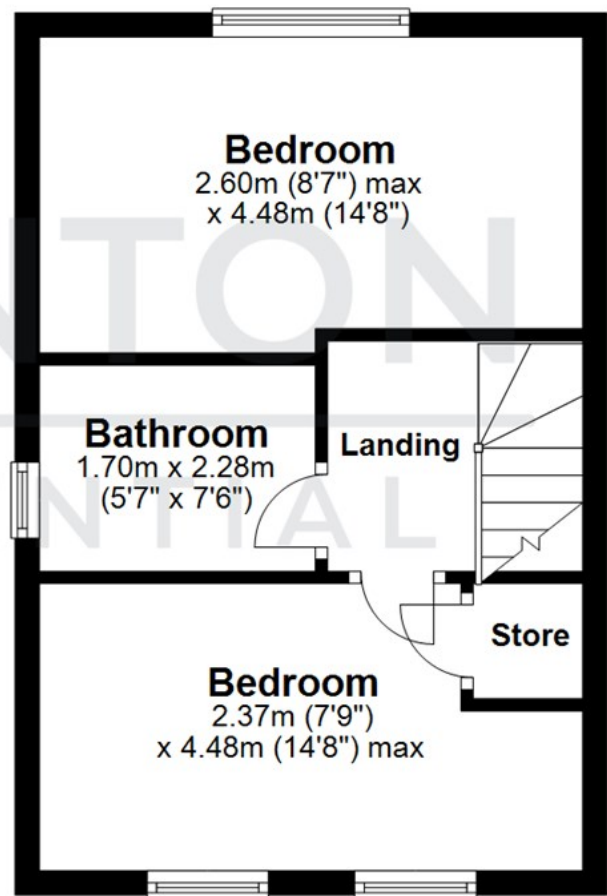
### Ground Floor

Approx. 30.8 sq. metres (331.2 sq. feet)



### First Floor

Approx. 30.8 sq. metres (331.2 sq. feet)



**Total area: approx. 61.5 sq. metres (662.4 sq. feet)**

All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.

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