

BRUNTON

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LAZONBY WAY, WESTERHOPE, NE5

Offers Over £195,000

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THREE BEDROOMS – SEMI-DETACHED HOME – SOUTH-FACING GARDEN

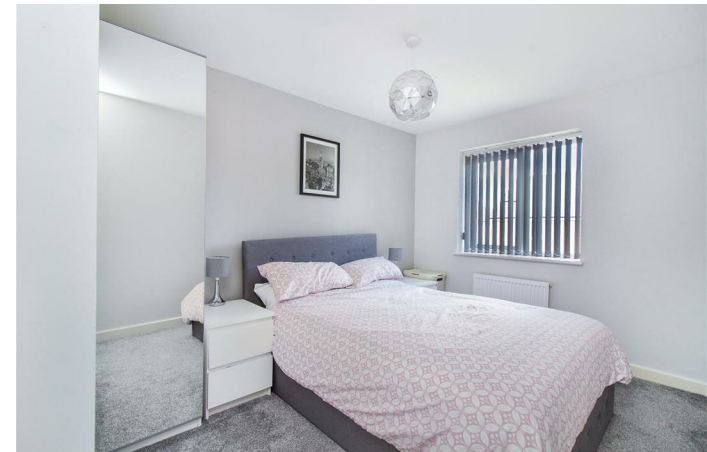
Brunton Residential are pleased to offer this charming three-bedroom semi-detached home located in the popular area of Lazonby Way, Westerhope.

The property features three good-sized bedrooms, with the principal benefiting from an en suite shower room. There is a spacious living room, a functional breakfasting kitchen, and a well-maintained South-facing rear garden ideal for outdoor enjoyment.

Situated close to local amenities, well-regarded schools, and excellent transport links, offering convenient access to Newcastle city centre.

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Upon entering the property, you are welcomed into a hallway with a convenient downstairs WC to the left and the kitchen diner to the right. Just past the WC, stairs lead to the first floor. At the back of the property, spanning the full width, is the lounge with French doors opening onto the south-facing garden.

Upstairs, there are three bedrooms, including a principal with an en-suite shower room, as well as a family bathroom to serve the other two bedrooms.

Externally, there is a small easy to maintain town garden to the front, the rear garden features a pleasant patio area that enjoys sun throughout the day, artificial grass, and beyond that is a double width drive offering off street parking for multiple vehicles.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band C



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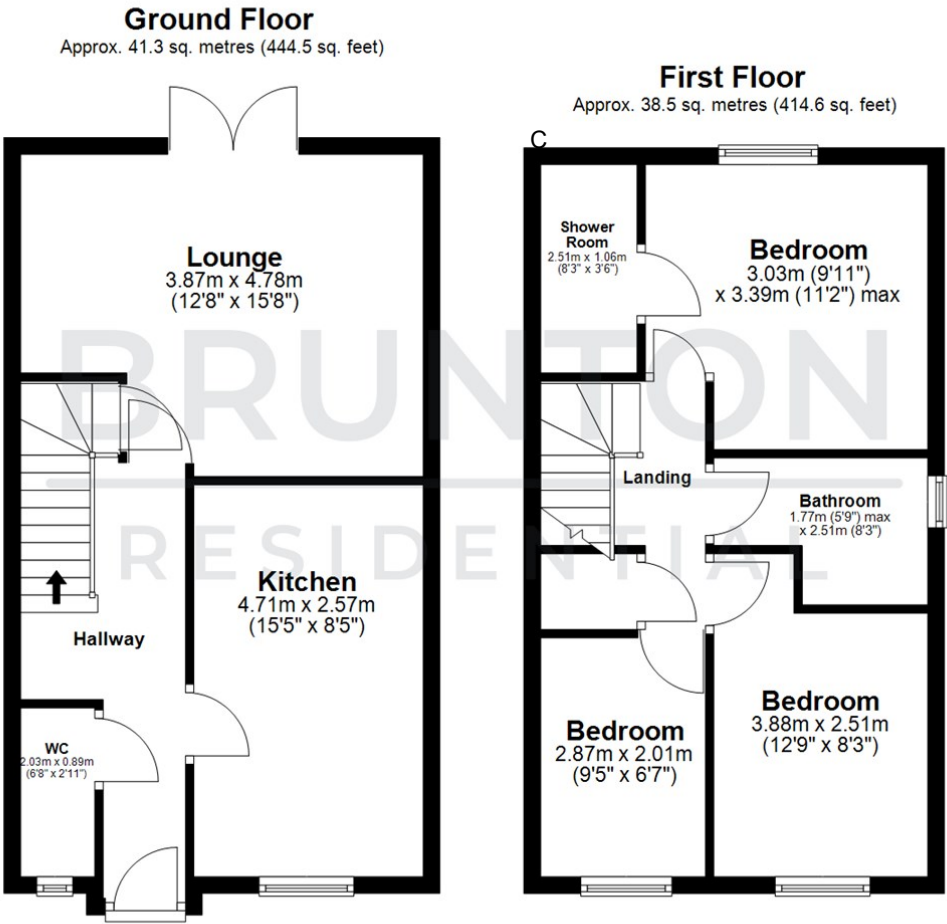
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TENURE : Freehold

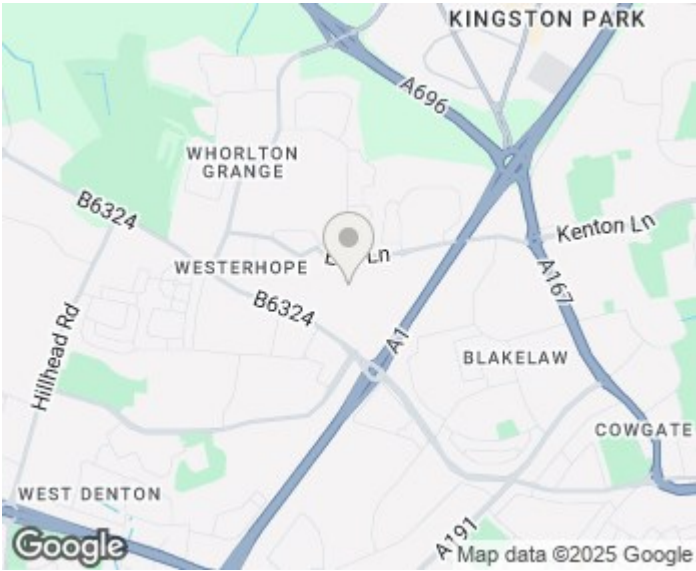
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : B



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		96
(81-91) B	84	
(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	