

BRUNTON

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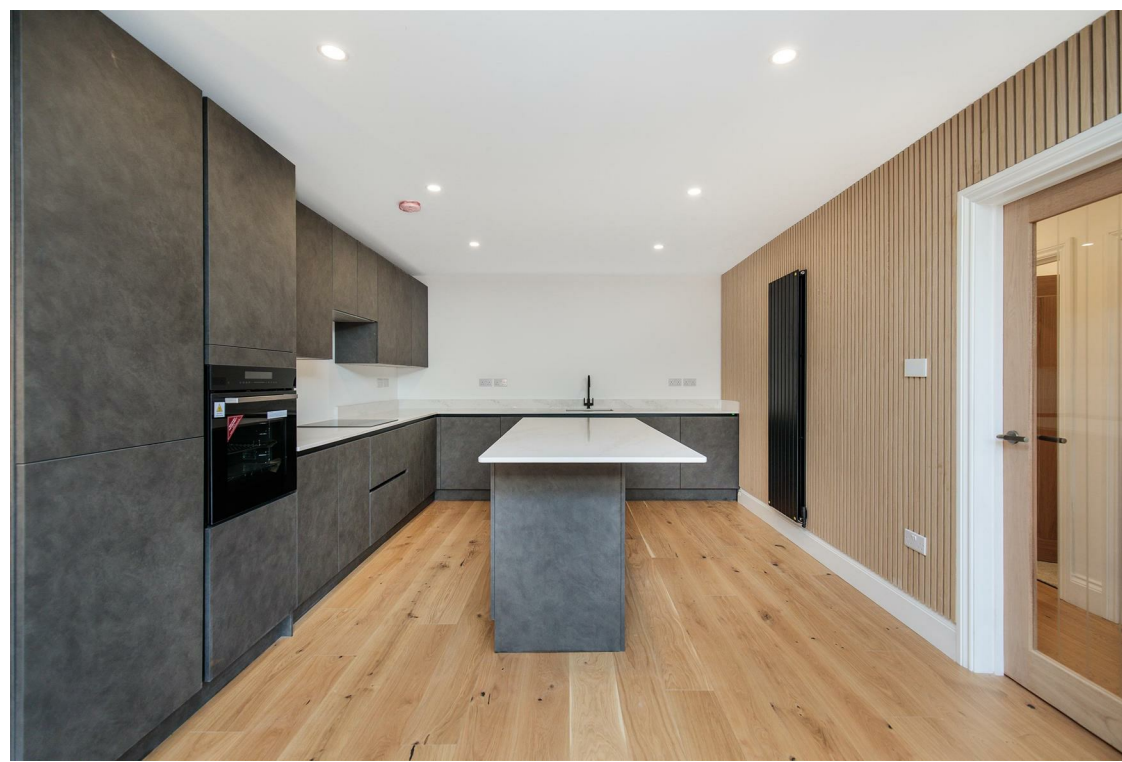
ROACHBURN ROAD, NEWCASTLE UPON TYNE, NE5

Offers Over £375,000

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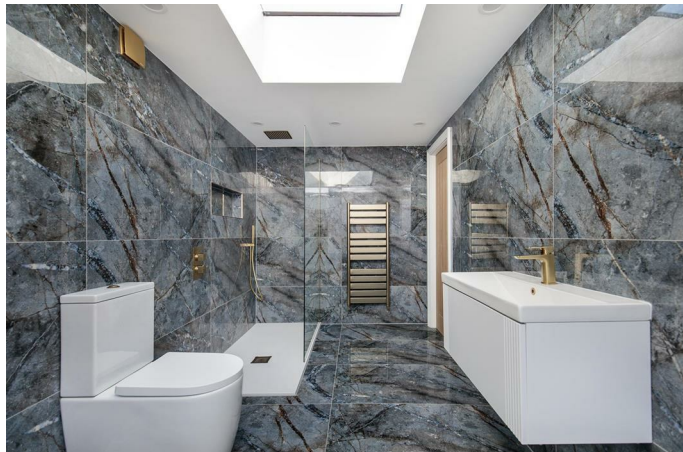
Modernised four-bedroom semi-detached bungalow located on Roachburn Road, Newcastle Upon Tyne.

The property is arranged over two levels and includes an open plan kitchen and living space, a utility area and a convenient WC, with three bedrooms and a shower room positioned on the ground floor. The upper level provides a main bedroom with an en suite, while externally there is a landscaped rear garden.

The property is situated close to local shops, schools and everyday amenities, with good transport links via road and public transport providing access into Newcastle city centre and surrounding areas, making it suitable for a range of buyers.

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The internal accommodation comprises: an entrance porch opening into a central hallway with stairs leading up to the first floor, with access to all ground-floor rooms. To the left, there are two bedrooms positioned to the front and rear, along with a shower room and a separate utility space. To the right, there is a further bedroom before the hallway continues through into the main living space.

The main living area is an open plan kitchen and living room positioned to the rear, arranged as a spacious layout with room for both seating and dining. The kitchen area is set to one side, with the remainder of the space offering a flexible living and dining area, with direct access out to the rear garden.

The ground floor bedrooms are all well proportioned, with the largest positioned to the front of the property, and a further bedroom located to the right-hand side of the hallway. The shower room is centrally positioned and fitted with a shower enclosure, wash hand basin and WC.

Stairs lead up to the first floor, where the landing gives access to a large main bedroom, which spans the width of the property and includes an en suite bathroom fitted with a bath, separate shower, wash hand basin and WC.

Externally, the property offers a front garden with access to the entrance porch, while to the rear, there is a landscaped garden area accessed directly from the main living space.



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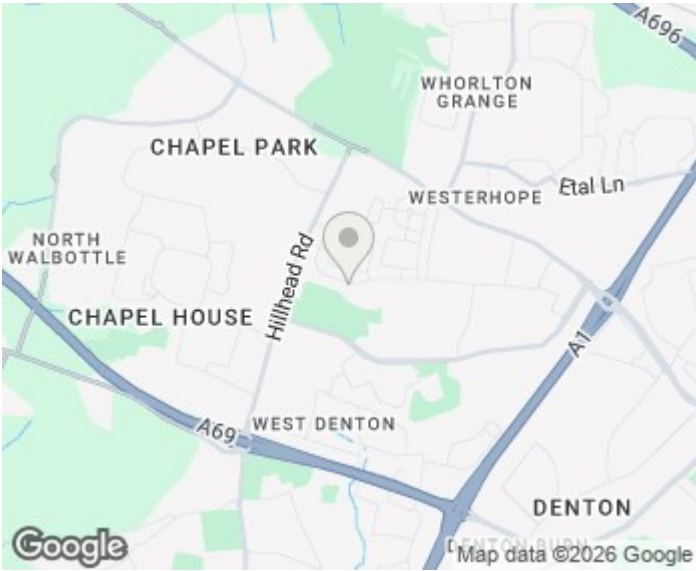
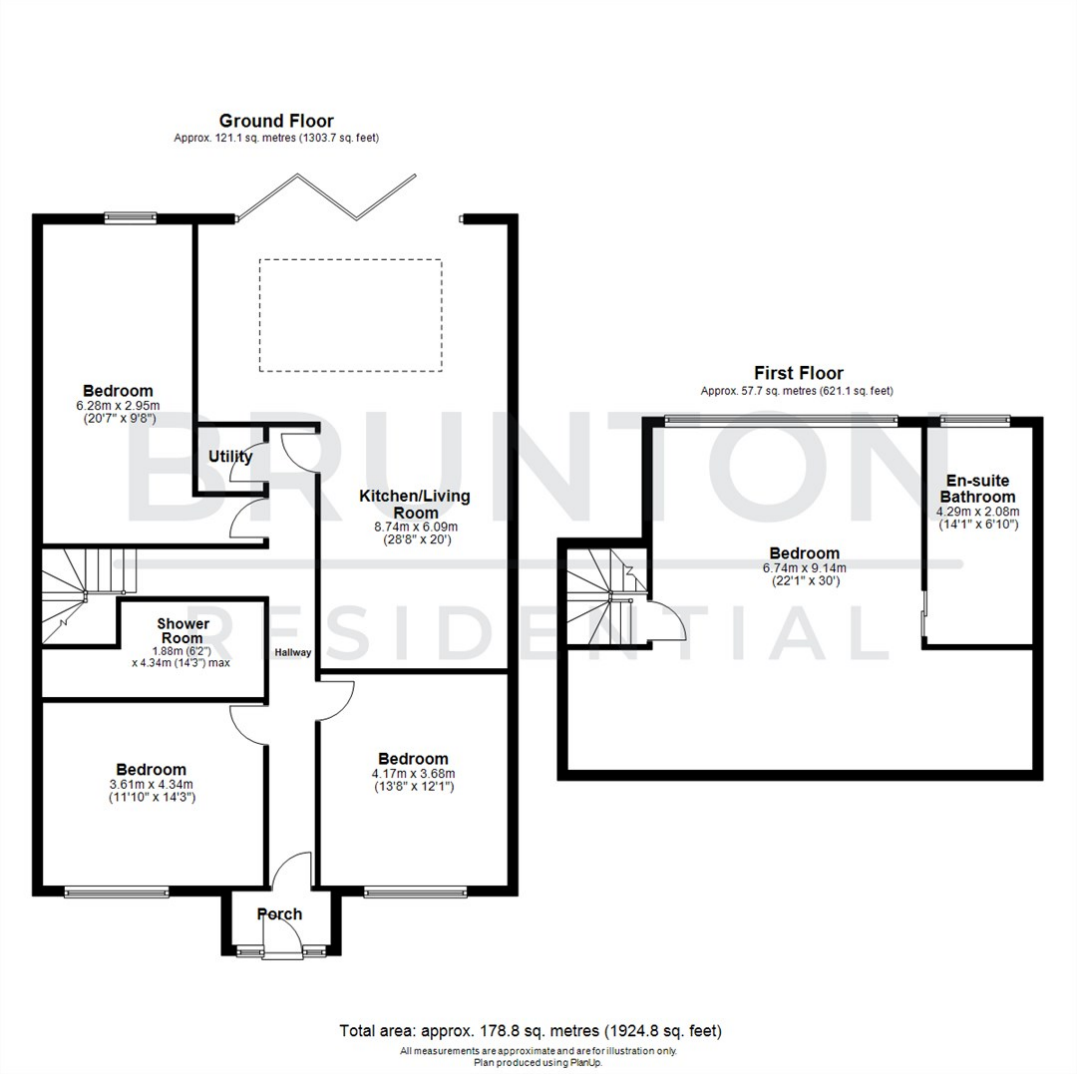
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	69	
(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