

# BRUNTON

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## RESIDENTIAL



**SUNNYWAY, NEWCASTLE UPON TYNE. NE5**

**Offers Over £180,000**

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RESIDENTIAL





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Well-presented three-bedroom semi-detached home offering well-balanced accommodation arranged over two floors, ideally suited to first-time buyers, young families or investors. The property benefits from a spacious kitchen-diner and an enclosed rear garden, creating a comfortable and practical living environment.

The ground floor comprises an entrance hall with a convenient WC, a good-sized living room with front-aspect window, and a kitchen-diner spanning the width of the property with fitted units, integrated appliances and French doors opening onto the rear garden. To the first floor are three well-proportioned bedrooms, all served by a modern family bathroom with a shower over the bath. Externally, the enclosed rear garden is laid partially to lawn with paved and gravelled areas, providing an ideal space for outdoor relaxation and entertaining. There is also a garage to the rear.

Sunnyway is located within a popular residential area of Newcastle upon Tyne, offering convenient access to local shops, amenities and schooling. The area benefits from good transport links, providing easy access to Newcastle city centre and surrounding road networks, making it a practical choice for commuters and families alike.

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The internal accommodation comprises: an entrance hall that gives access to a convenient ground-floor WC. A door leads into the good-sized living room, which has a window overlooking the front of the property. From here, there is access to the kitchen=diner, which spans the width of the property and benefits from a range of fitted wall and base units as well as integrated appliances. The kitchen-diner has plenty of space for dining furniture, and enjoys French doors leading out to the rear garden.

The first-floor landing gives access to three well-proportioned bedrooms served by a modern family bathroom, comprising a WC, a wash hand basin and a bath with a shower over.

Externally, the enclosed rear garden is laid partially to lawn with paved and gravelled sections, creating the ideal space for everyday family living and entertainment. The property also benefits from a garage to the rear.



# BRUNTON

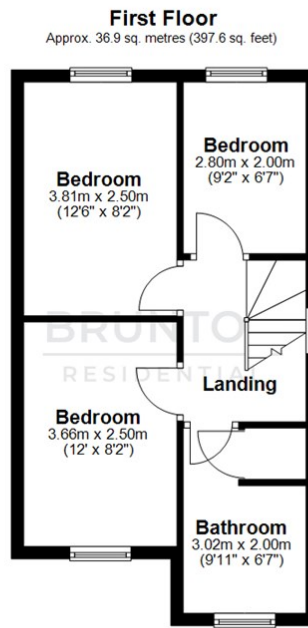
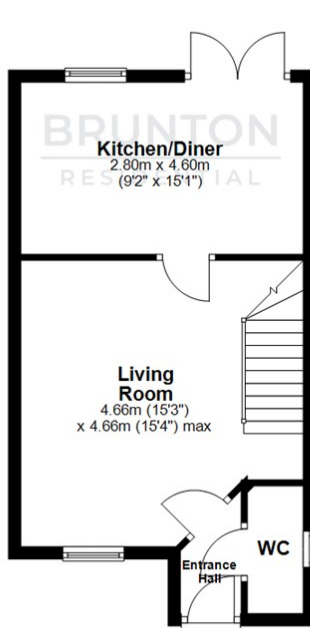
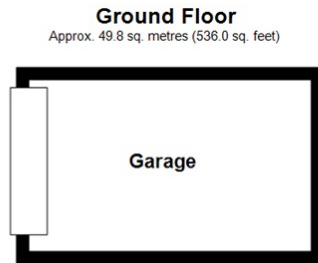
## RESIDENTIAL

TENURE : Freehold

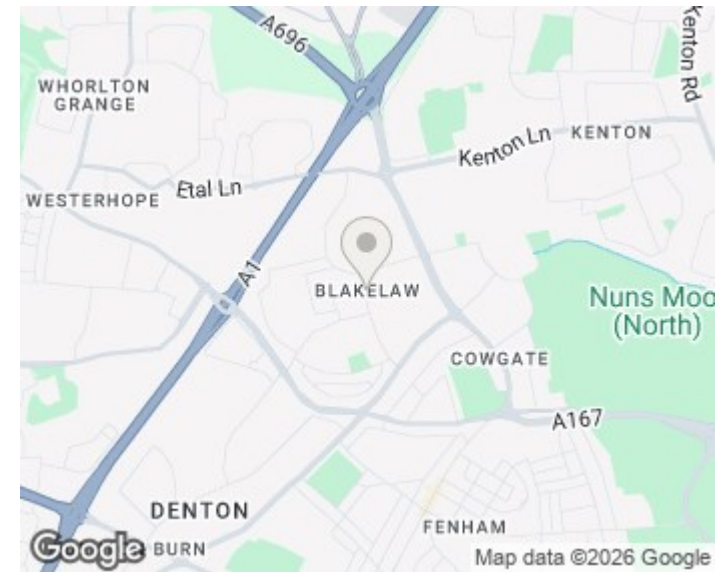
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

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) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			