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LEASINGTHORNE WAY, GREAT PARK, NE13

Offers Over £250,000

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Well-presented three-bedroom mid-terrace townhouse is situated on Leasingthorne Way in Newcastle upon Tyne and offers spacious accommodation arranged over three floors.

The property features a modern open plan kitchen/dining room with French doors to the garden, a bright first floor lounge with a floor to ceiling window, and three well proportioned bedrooms, including a main bedroom with en-suite. The layout is practical and versatile, ideal for both family living and those requiring flexible working space. Externally, the property further benefits from a driveway, integral garage and a larger than average rear garden with a desirable southwest facing aspect.

Great Park is a highly sought after residential area, offering a range of local amenities including shops, cafés and well regarded schools. The area also provides excellent transport links, with easy access to the A1 and regular connections into Newcastle city centre and surrounding areas, making it ideal for commuters.

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The internal accommodation comprises: an entrance hallway providing access to the integral garage on the right hand side, along with a ground floor WC positioned beneath the stairs. To the rear of the ground floor is an open plan kitchen and dining space, fitted with a modern range of wall and base units and integrated appliances including a dishwasher, washing machine and fridge-freezer, along with an upgraded porcelain sink. This space is well suited to modern living and benefits from French doors opening out to the rear garden.

The first floor provides a bright and spacious lounge, enhanced by a floor-to-ceiling window allowing natural light to flood the space. To the rear of this level is bedroom three, offering flexibility for use as a bedroom, home office or additional reception room.

To the second floor, there are two well proportioned bedrooms positioned to the front and rear, both spanning the width of the property. A family bathroom is centrally located, while the main bedroom benefits from its own en-suite shower room.

Externally, the rear garden is a standout feature, being larger than average for this style of home and enjoying a southwest facing orientation, ideal for outdoor entertaining. To the front, there is a driveway providing off-street parking, leading to the integral garage.



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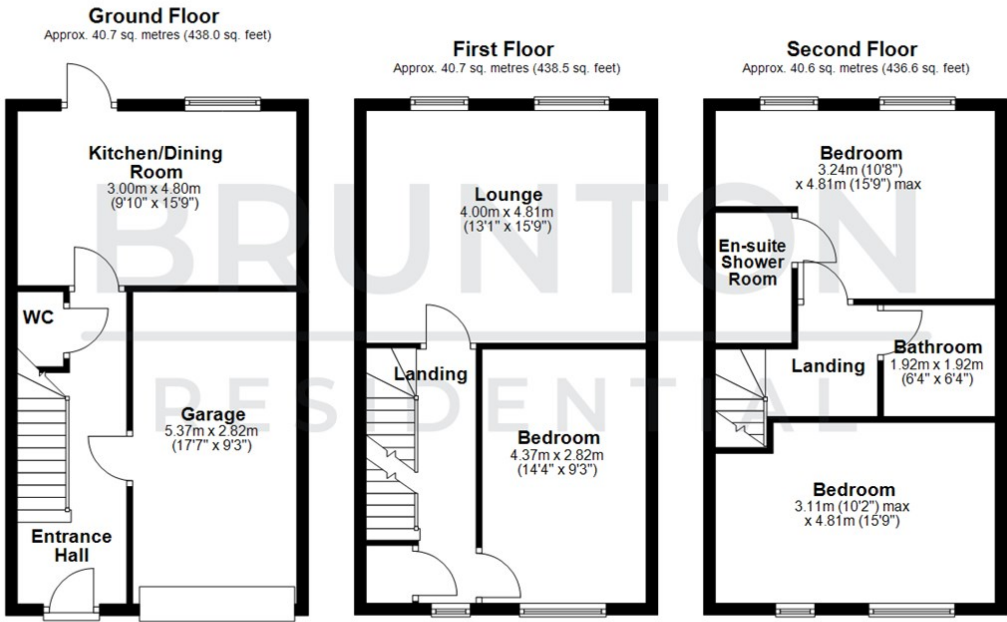
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : D

EPC RATING :



Total area: approx. 122.0 sq. metres (1313.1 sq. feet)

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		