

# BRUNTON

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## RESIDENTIAL



**LILAC CRESCENT, NEWCASTLE UPON TYNE, NE5**

Offers Over £195,000

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Well-presented three-bedroom semi-detached home, tucked away within a pleasant cul-de-sac on Lilac Crescent in Newcastle. Offering a practical layout, good natural light and off-road parking, this property is ideally suited to first-time buyers, families or investors.

The accommodation comprises an entrance hallway with a convenient ground-floor WC, a bright front-facing living room, and a full-width kitchen/diner to the rear with French doors opening onto the garden, creating a sociable and functional living space. Externally, the property benefits from a driveway to the side and a private rear garden, making it a well-rounded home for everyday living.

Lilac Crescent is situated within a popular residential development in Newcastle, providing easy access to local amenities, schools and transport links, making it a convenient and appealing location for a range of buyers.

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The internal accommodation comprises: an entrance hallway, where immediately on the right is a convenient downstairs WC. Moving further through, the living room is positioned at the front of the property with a forward-facing window, providing a bright and comfortable space. From here, there is access through to the kitchen/diner at the rear. The kitchen/diner spans the full width of the property and is fitted with a range of units and some integrated appliances. There is a window overlooking the rear garden, along with French doors opening out, allowing for good natural light and direct access outside.

Upstairs, the landing gives access to three well-proportioned bedrooms. The main bedroom benefits from an en-suite, while the remaining bedrooms are served by a family bathroom fitted with a three-piece suite.

Externally, the property benefits from a driveway to the side, providing off-road parking. This positioning also allows for a slightly larger rear garden, as you gain the additional width where the driveway runs alongside, creating a more generous outdoor space. The rear garden itself is not heavily overlooked from most aspects, offering a good level of privacy.



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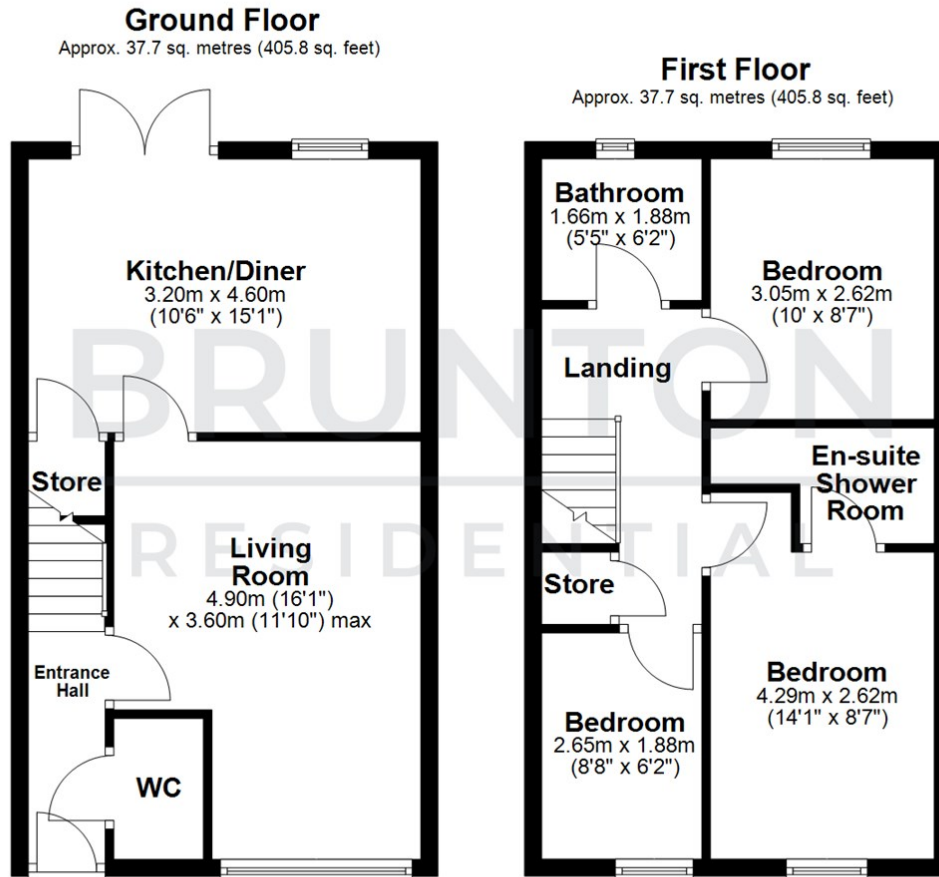
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

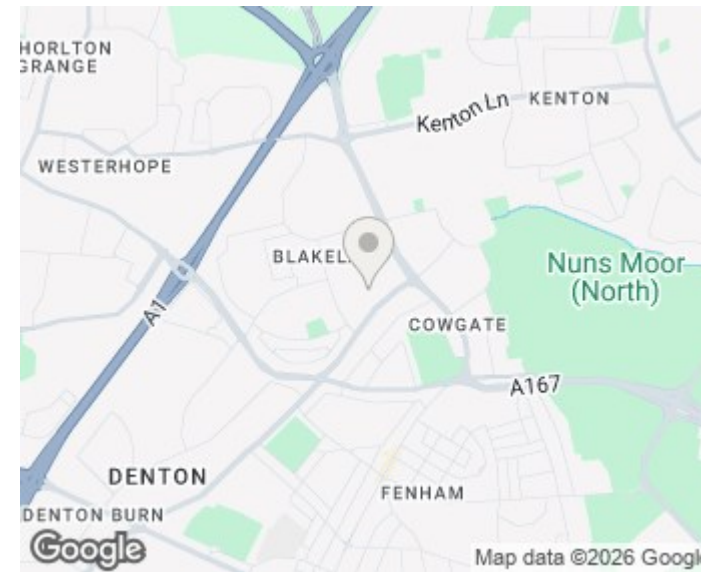
COUNCIL TAX BAND : B

EPC RATING : B



Total area: approx. 75.4 sq. metres (811.5 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			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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	