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SPECKLEDWOOD WAY, NEWCASTLE UPON TYNE, NE13

£245,950

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Well presented three-bedroom semi-detached home located in Speckledwood Way, Newcastle Upon Tyne.

The property is arranged over two storeys and offers a spacious lounge, kitchen/diner and convenient WC on the ground floor. The first floor provides three bedrooms, including a main bedroom with en suite facilities, together with a family bathroom. Externally, there is an enclosed rear garden and off-road parking.

Speckledwood Way is situated within a modern residential development in Newcastle Upon Tyne, offering easy access to local shops, schools and everyday amenities. The area is well connected by road links, including access to the A1 and A19, while nearby public transport services provide convenient travel across the city and surrounding areas. The location is likely to appeal to first-time buyers, professionals and families alike.

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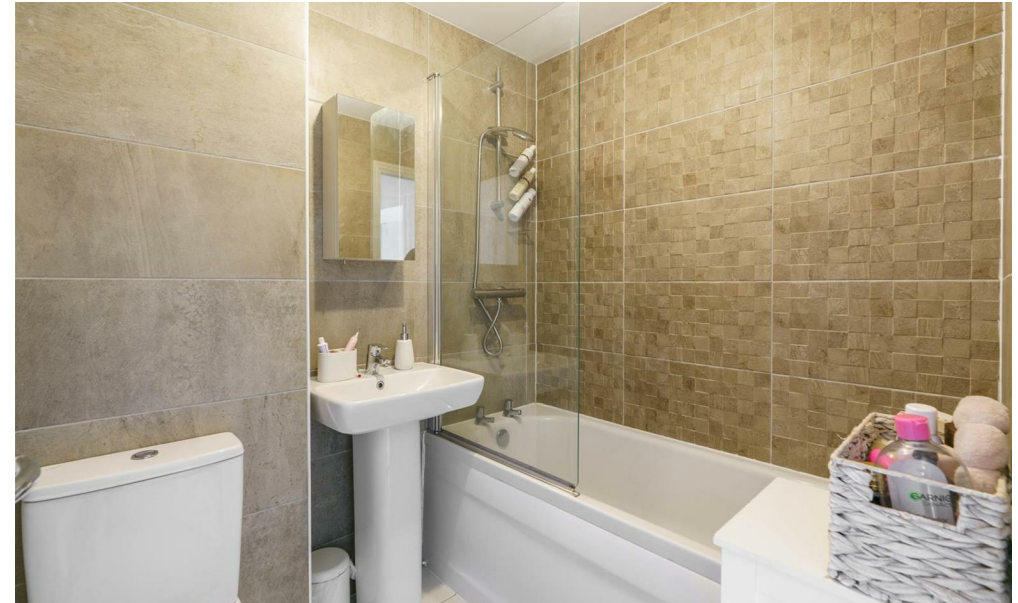
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The internal accommodation comprises: a welcoming entrance hall with stairs leading up to the first floor. Positioned to the front of the property is a bright and spacious lounge, featuring a large window that fills the room with natural light. From here, an inner hall provides access to a convenient WC and leads through to the kitchen/diner at the rear.

The kitchen/diner spans the width of the property and offers an attractive range of contemporary fitted wall and base units with ample work surface space. Integrated appliances include an oven, gas hob, extractor hood, fridge/freezer and dishwasher, while there is plenty of room for dining and entertaining. French doors open directly onto the rear garden, creating an excellent connection between the indoor and outdoor spaces. The neutral décor and modern finish seen throughout the home contribute to its well presented feel.

Stairs lead to the first floor landing, which gives access to three bedrooms and the family bathroom. The main bedroom benefits from its own en suite shower room, while the remaining bedrooms are served by a stylish family bathroom fitted with a WC, wash basin and bath with shower over. Each bedroom is well proportioned and finished in a modern, understated style.

Externally, the property occupies a pleasant position within this modern development, with a pathway leading to the front entrance. The enclosed rear garden has been designed for ease of maintenance and is laid mainly to lawn, complemented by a patio area and a raised decked seating terrace, providing ideal spaces for outdoor dining and relaxation. Driveway parking complete the accommodation.



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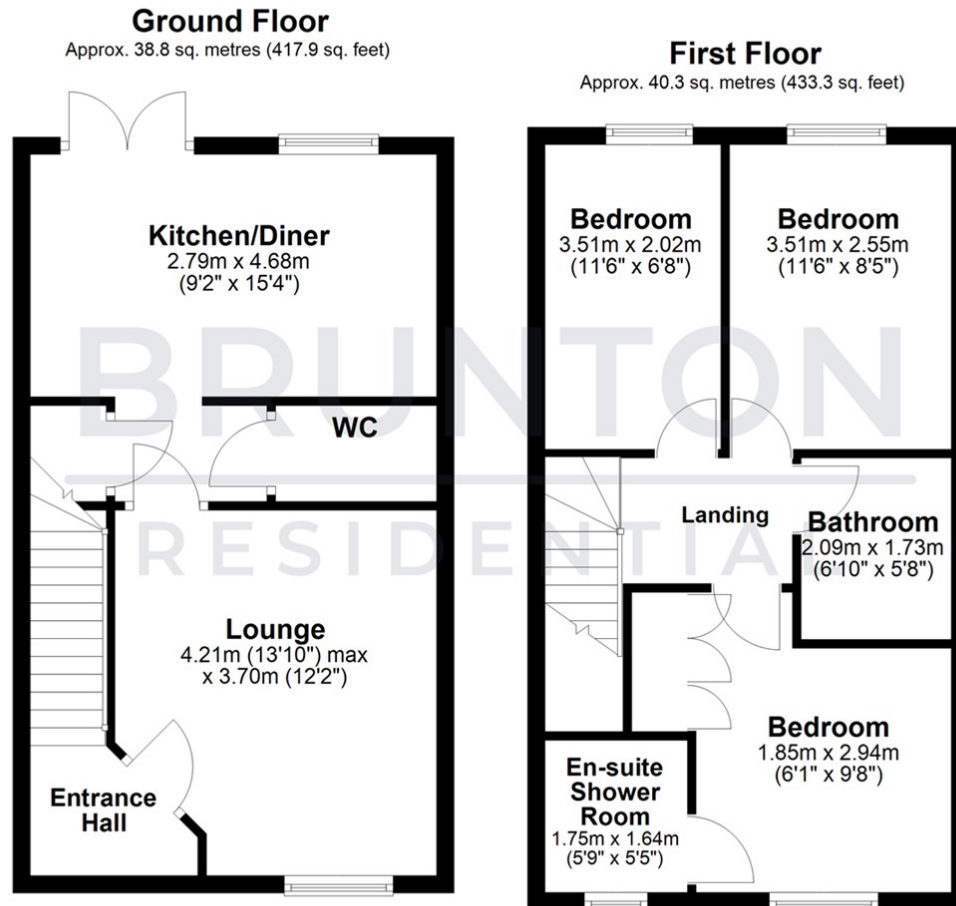
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TENURE : Freehold

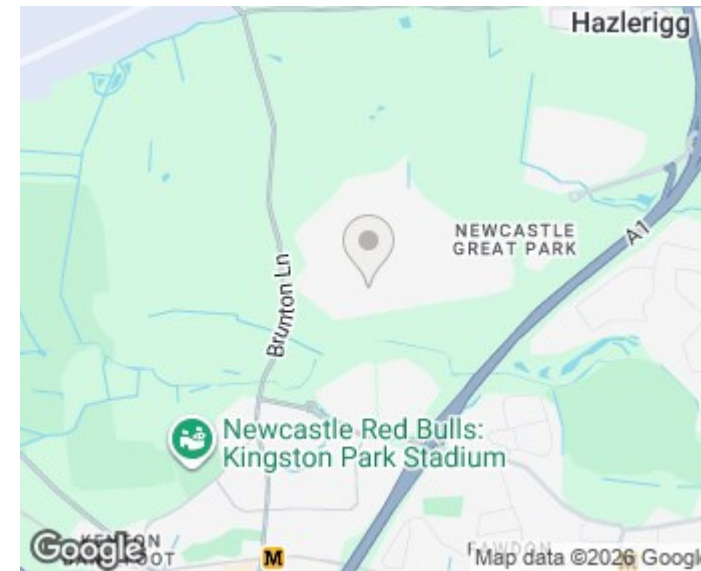
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING : B



Total area: approx. 79.1 sq. metres (851.2 sq. feet)



Energy Efficiency Rating	
Current	Potential
84	96

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 CO₂ 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 CO₂ emissions

EU Directive 2002/91/EC

England & Wales