

BRUNTON
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WESTACRES CRESCENT, NEWCASTLE UPON TYNE, NE15

Offers Over £250,000

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Beautifully proportioned three-bedroom semi-detached home on Westacres Crescent, offering generous living accommodation, character features and excellent potential to create a superb family home.

The property includes two spacious bay-fronted reception rooms, a fitted kitchen, separate utility room, ground floor WC and integral access to the attached garage. Upstairs are three double bedrooms, two with fitted wardrobes, together with a family bathroom. Outside, a driveway provides off-road parking, while the mature rear garden offers plenty of scope for future landscaping and enhancement.

Westacres Crescent is situated in the established residential area of Fenham, well placed for a range of local shops, supermarkets, schools and leisure facilities. Excellent transport links via the A1 and A69 provide easy access across the region, while regular bus services and nearby road connections make Newcastle city centre easily accessible. Offering generous proportions, a mature plot and outstanding potential, this is an excellent opportunity for buyers looking to create a home tailored to their own tastes.

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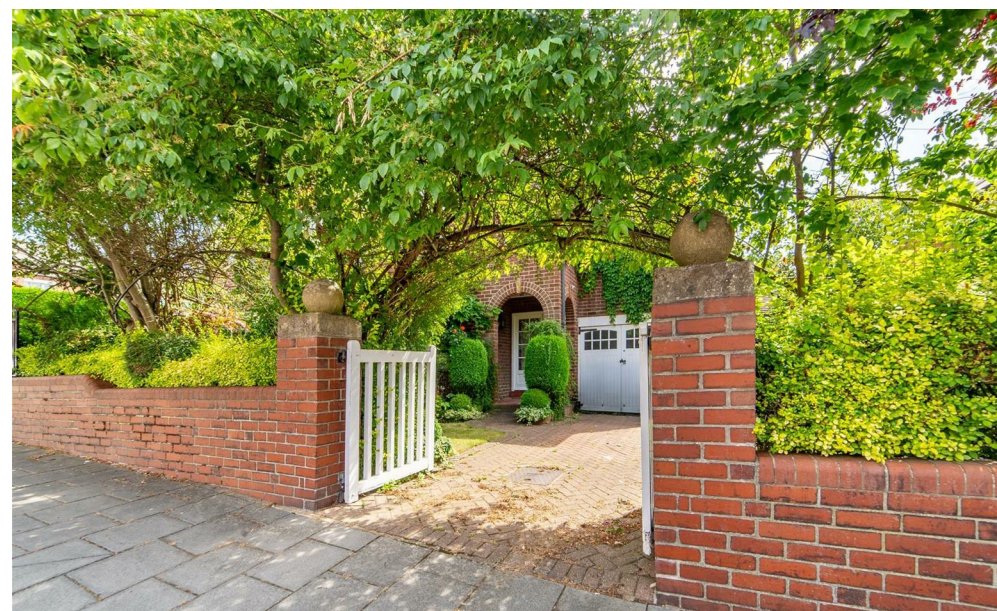
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The internal accommodation comprises: an entrance hall with stairs leading up to the first floor and access to the main ground floor accommodation. A convenient WC is positioned beneath the stairs. To the front, the dining room is set within an attractive bay window, creating an ideal space for formal dining and centred around a feature fireplace. To the rear, the spacious living room enjoys a further bay window overlooking the garden, with a feature fireplace and fitted shelving and cabinetry creating attractive focal points.

The kitchen is fitted with white gloss wall and base units, contrasting worktops, stainless steel splashbacks, an extractor hood and a stainless steel sink beneath a large window overlooking the garden. Beyond the kitchen, a lobby leads through to the separate utility room with fitted cabinetry, worktop space, exposed roof timbers and terracotta tiled flooring. The utility room also provides integral access to the attached garage, while both spaces offer an excellent opportunity for a new owner to update and personalise.

Stairs lead to the first floor landing, providing access to three well-proportioned double bedrooms and the family bathroom. The main bedroom benefits from an extensive range of fitted wardrobes and a bay window, while a second double bedroom also features fitted wardrobes. The third bedroom includes built-in shelving, creating a versatile space to suit a variety of needs. The family bathroom is fitted with a bath, vanity unit incorporating an inset wash basin, WC, marble effect worktop and complementary wall tiling.

To the front, a block paved driveway provides off-road parking and access to the attached garage, complemented by an established garden with mature planting. The private rear garden is beautifully stocked with mature trees, established borders, paved pathways and a central lawn, offering a wonderful outdoor space with excellent potential for further enhancement.



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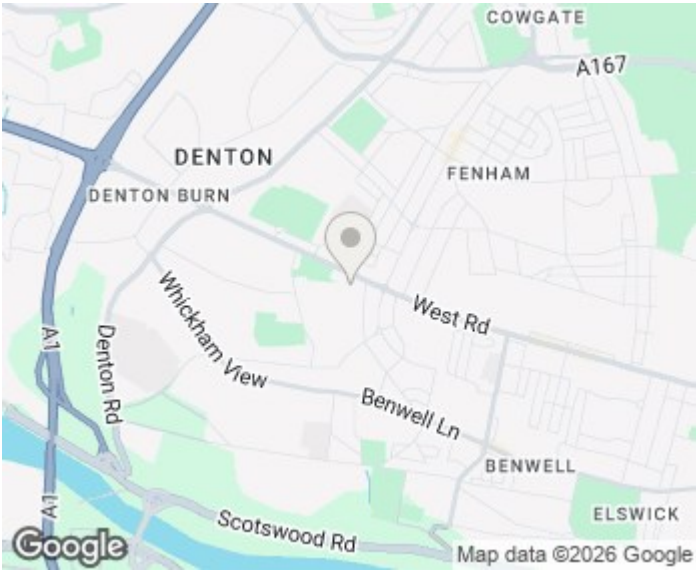
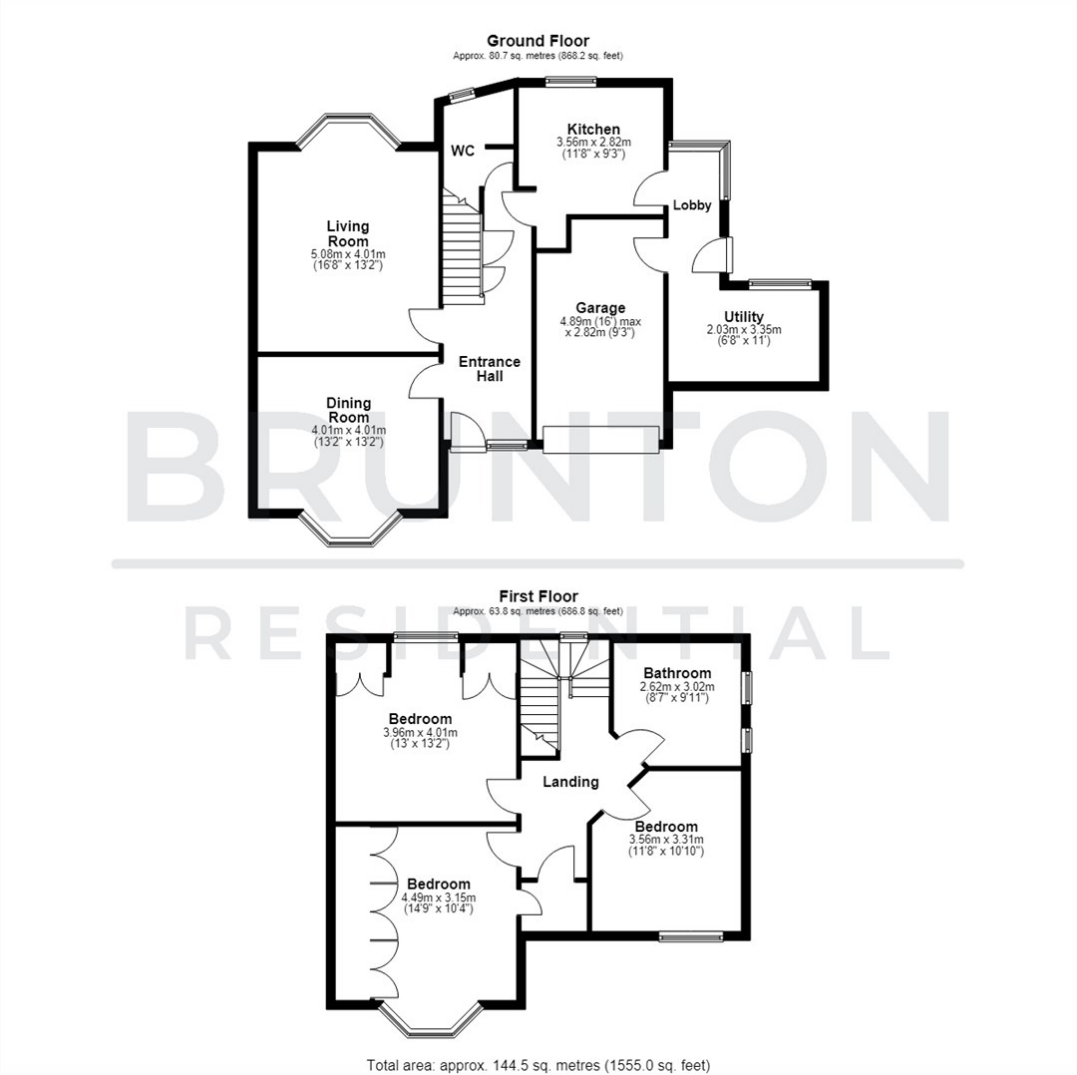
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : C

EPC RATING :



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	