

# BRUNTON

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## RESIDENTIAL



**GREENFIELD AVENUE, NEWCASTLE UPON TYNE, NE5**

**Offers Over £220,000**

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Well-presented three-bedroom semi-detached family home located on Greenfield Avenue, Newcastle Upon Tyne.

Arranged over two storeys, the property offers an open-plan lounge and dining area, a fitted kitchen and a well-appointed family bathroom on the ground floor. The first floor provides three bedrooms, including a spacious main bedroom with fitted wardrobes and access to a separate WC. Externally, the property benefits from a detached garage, driveway parking and a generous rear garden with a substantial garden room.

Situated within the established Westerhope area, the property is well placed for access to local shops, schools and everyday amenities. There are good public transport links nearby, along with convenient road connections to Newcastle city centre and surrounding areas. The property is likely to appeal to families, first-time buyers and professionals seeking a well-presented home in a convenient residential location.

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The internal accommodation comprises: an entrance hallway with stairs leading up to the first floor and access to a spacious open plan lounge/diner positioned to the right. The lounge area enjoys a front-facing aspect with an attractive fireplace, while the dining area is situated within the rear extension and benefits from bi-fold doors, pleasant views over the garden and excellent levels of natural light, creating an ideal space for both everyday living and entertaining.

Accessed from the living area, the beautifully appointed kitchen is fitted with a range of shaker-style wall and base units, solid wood work surfaces, a Belfast sink and an impressive range cooker. A useful understairs storage cupboard provides additional practicality, while a separate external door offers access outside. Positioned beyond the kitchen is a stylish family bathroom fitted with a freestanding bath, separate shower enclosure, WC, and wash hand basin, all finished to a high standard with attractive tiling and quality fittings.

On the first floor, the landing provides access to all three bedrooms. The main bedroom is a generous double room featuring fitted wardrobes and access to a separate WC. Bedroom two is another well-proportioned double bedroom, while bedroom three offers flexibility as a single bedroom, nursery or home office.

Externally, the property is set behind a low-maintenance front garden with a block paved driveway providing off-road parking and leading to a detached garage. To the rear, the enclosed garden features a paved seating area, extensive lawn, established planting, a greenhouse and a substantial timber garden room currently utilised as a workshop, offering excellent potential as a home office, studio, hobby room or additional entertaining space.



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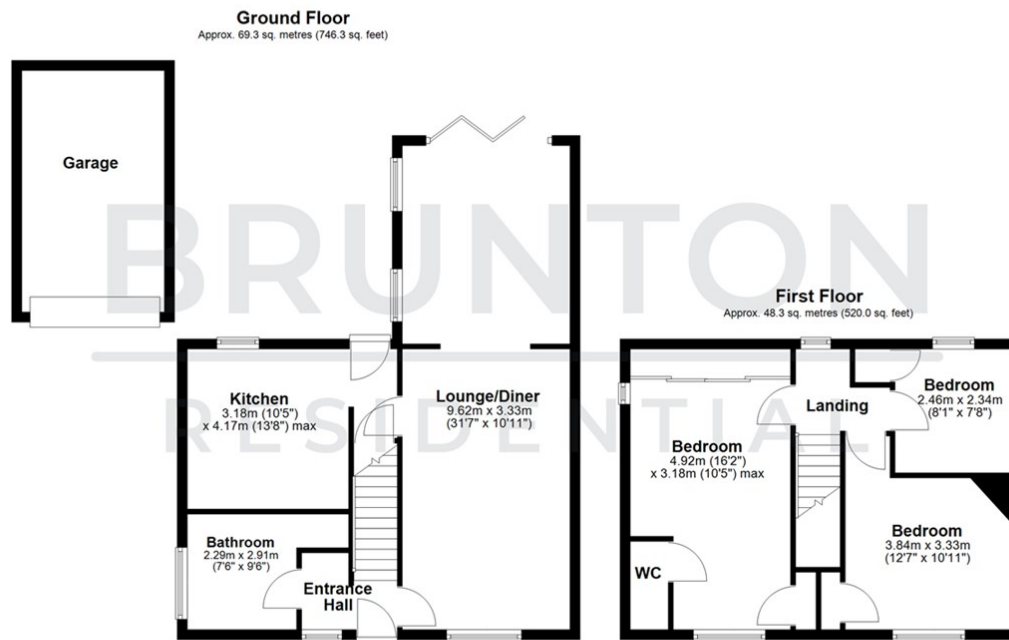
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TENURE : Freehold

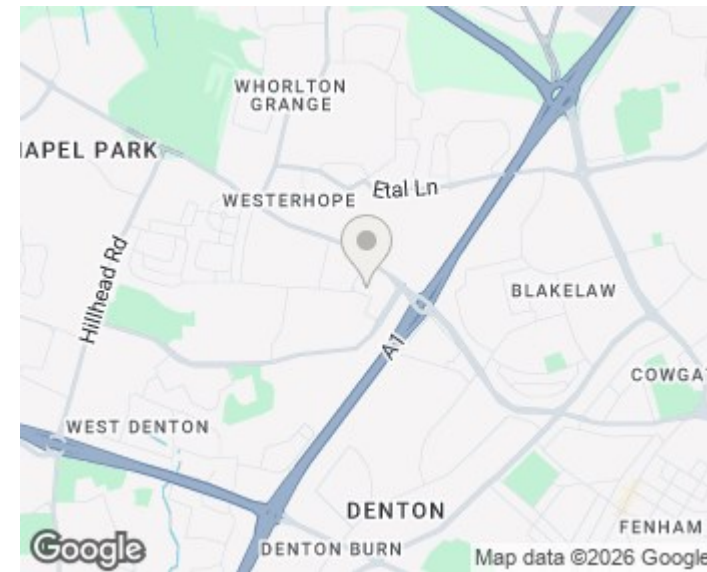
LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING :



Total area: approx. 117.6 sq. metres (1266.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 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) <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		
England & Wales	EU Directive 2002/91/EC	