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FRIARS WAY, NEWCASTLE UPON TYNE, NE5

£120,000

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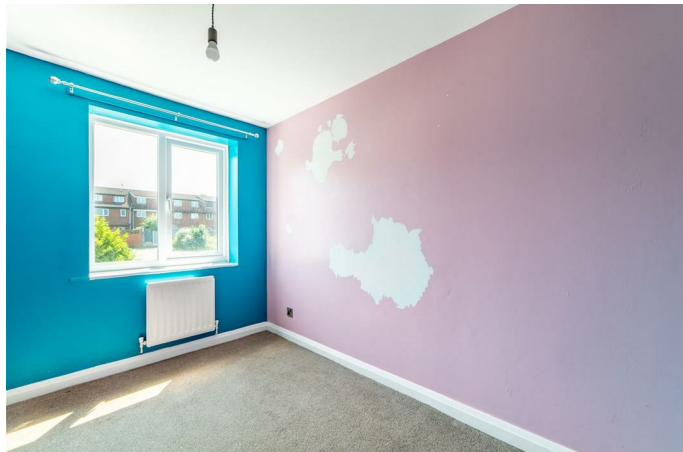
Well-presented, three-bedroom mid-terrace home on Friars Way offering spacious accommodation, a modern kitchen diner and excellent potential for buyers seeking a home ready to make their own.

The property features a generous lounge leading through to a modern kitchen/diner with direct access to the enclosed rear garden. Upstairs, there are three well-proportioned bedrooms, including a main bedroom with built-in storage, and a contemporary family bathroom. Outside, the rear garden offers a patio and lawn with scope for landscaping.

Situated in a popular residential area of Newcastle, Friars Way is well placed for a range of local shops, supermarkets, schools and everyday amenities, with nearby parks providing space to enjoy the outdoors. Excellent bus routes and convenient access to the A1 and Newcastle city centre make commuting straightforward, while nearby retail and leisure facilities add to the area's appeal. Offering well-planned accommodation and excellent potential, this is an ideal purchase for first-time buyers, growing families or investors looking for a home in a well-connected location.

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The internal accommodation comprises: an entrance porch opening into a generous lounge with contemporary flooring, recessed spotlights, a front-facing window fitted with vertical blinds, and stairs leading up to the first floor. The lounge offers excellent proportions for both seating and dining furniture.

To the rear, the kitchen diner is fitted with modern white high gloss units, contrasting work surfaces, an integrated oven with gas hob and stainless steel extractor, together with a black metro tiled splashback. A stainless steel sink sits beneath the rear window, while a glazed rear door provides direct access to the garden and allows plenty of natural light to fill the room, creating an ideal space for everyday dining. The kitchen also benefits from a useful understairs storage cupboard, making the most of the available space.

Stairs lead to the first-floor landing, which benefits from a useful storage cupboard and provides access to three bedrooms and the family bathroom. The main bedroom is positioned to the rear and benefits from a built-in storage cupboard, providing additional practicality. The remaining bedrooms are well proportioned, with one enjoying a bright bay-style window that fills the room with natural light, making it equally suited as a bedroom, nursery or home office. The family bathroom is finished with contemporary tiling, a panelled bath with shower over and glass screen, a pedestal wash hand basin and WC.

Externally, the property has a low-maintenance frontage and an enclosed rear garden with fenced boundaries. The garden includes a paved patio adjoining the house, leading onto a generous lawn that provides an excellent opportunity for landscaping, allowing buyers to create an attractive outdoor space for relaxing or entertaining.



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TENURE : Leasehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : C

