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MAGNOLIA DRIVE, NEWCASTLE UPON TYNE, NE5

Offers Over £210,000

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Well presented three bedroom semi detached home on Magnolia Drive in Blakelaw, offering stylish accommodation with a modern finish and an attractive enclosed rear garden.

The property provides an entrance hall, front facing living room with decorative wall panelling, and a well appointed kitchen/diner with integrated appliances and French doors opening onto the garden. Upstairs are three bedrooms, including a main bedroom with fitted wardrobes and en suite shower room, together with a family bathroom.

Positioned within Blakelaw, the property is well placed for everyday amenities and recreation. Local schooling includes Hilton Primary Academy and Thomas Walling Primary Academy, while Blakelaw Park provides sports facilities, green space and a community cafe. Blakelaw also benefits from a community centre and library, with further shops and services available around Ponteland Road and nearby neighbourhoods. Road links include the A1 Western Bypass, A191 Silver Lonnen and A167, providing access towards Newcastle city centre and the wider region. This home is well suited to families, first time buyers and professionals seeking modern accommodation in a well connected setting.

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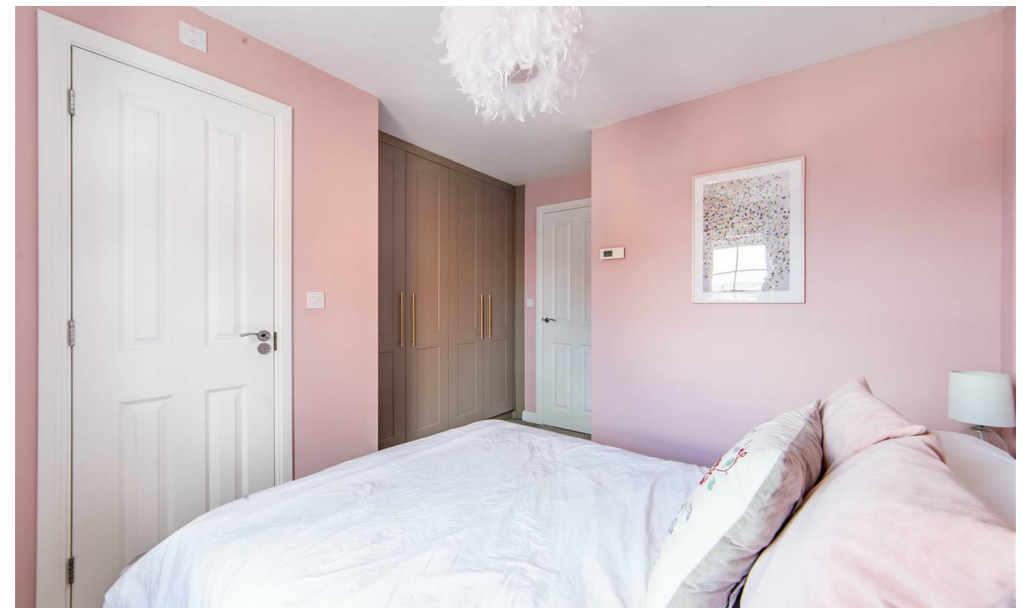
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The kitchen/diner is fitted with a range of light coloured wall and base units, complemented by wood effect worktops and matching flooring. Integrated appliances include an oven, Electric hob, dishwasher, washing machine and fridge freezer, with a stainless steel extractor hood above. The dining area provides ample space, while French doors open directly onto the rear garden, allowing plenty of natural light into the room.

Stairs lead up to the first floor landing, giving access to three bedrooms and the family bathroom. The main bedroom is positioned to the front and features fitted wardrobes and decorative wall panelling, together with a modern en-suite shower room incorporating a walk in shower with tiled surround, WC and wash hand basin. Bedroom two is a generous double room overlooking the rear garden, while bedroom three is currently presented as a home office. The family bathroom is fitted with a bath, WC and wash hand basin, with attractive tiled walls and a mixer bar shower over the bath.

Externally, the property benefits from a low maintenance front garden with a paved pathway, gravelled areas and a driveway providing off road parking for two vehicles. To the rear, the enclosed garden features a paved patio immediately outside the French doors, leading onto an artificial lawned area. Timber fencing provides clearly defined boundaries, creating a practical outdoor space for seating and entertaining.



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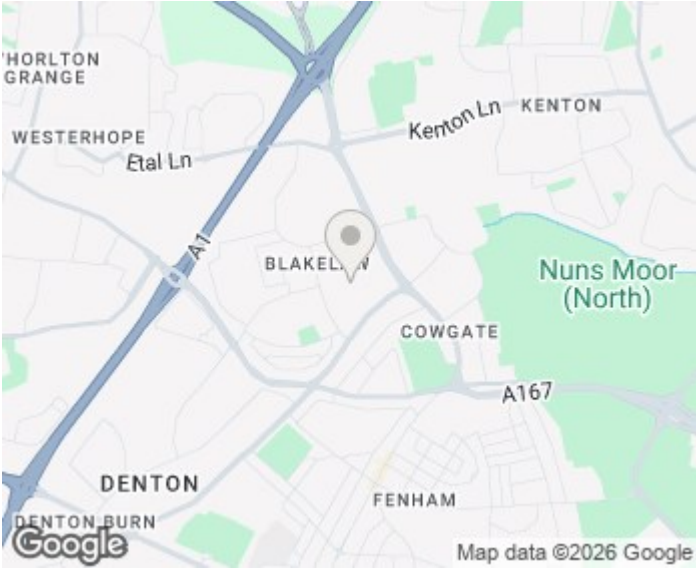
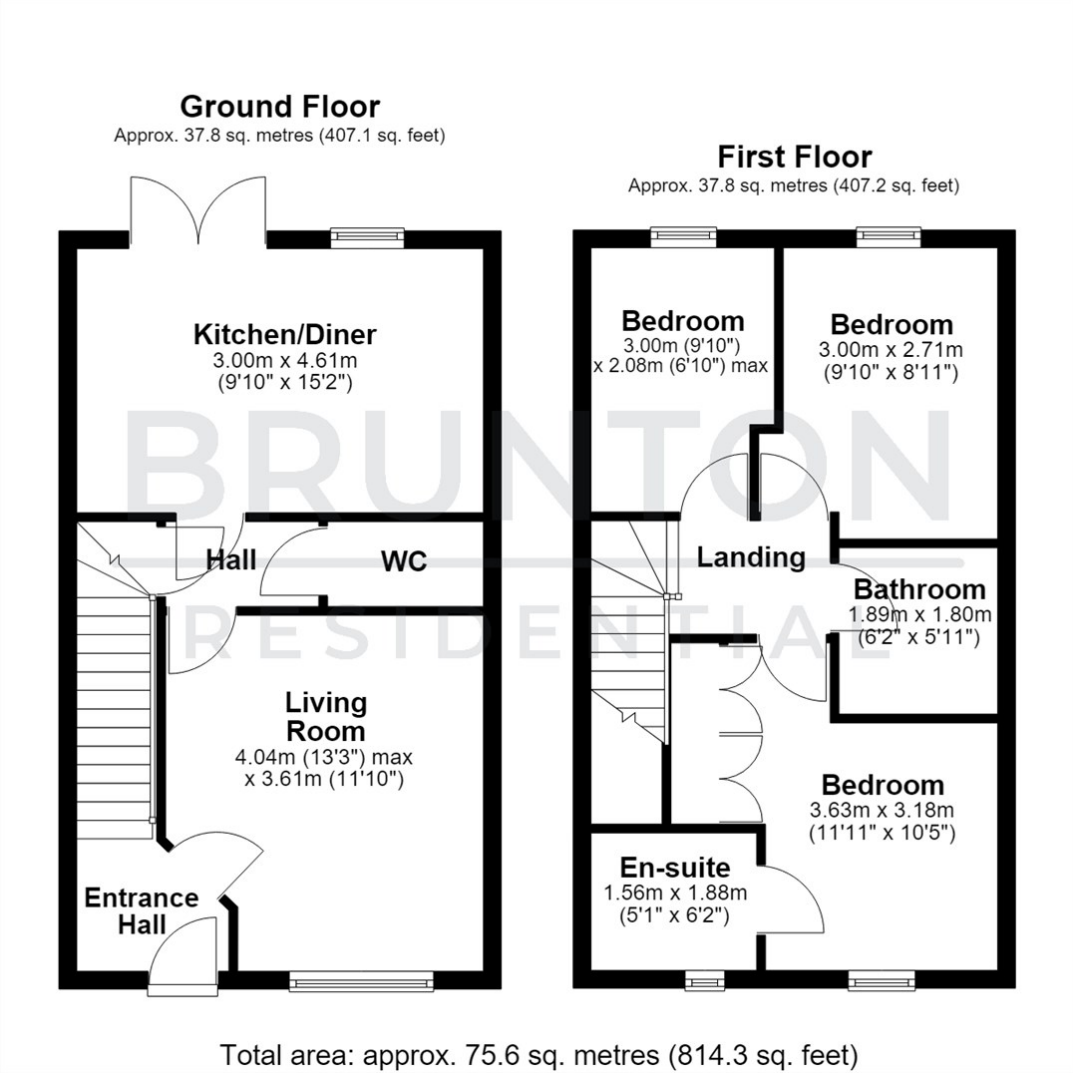
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : B

EPC RATING : B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	86	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	