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NEWHAM AVENUE, HAZLERIGG, NE13

Offers Over £250,000

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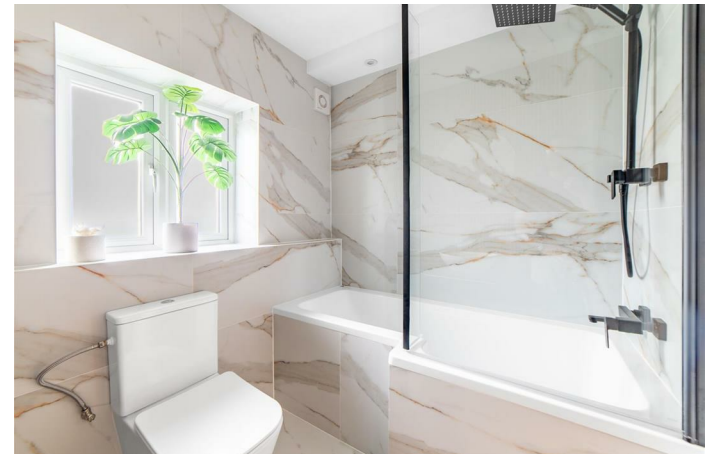
Well-presented three-bedroom semi-detached home located on Newham Avenue in Hazlerigg, Newcastle Upon Tyne, offering thoughtfully extended accommodation with a high-quality finish throughout.

The property provides a generous open-plan kitchen, dining and family space, complemented by a separate living room with a multi-fuel burner, useful home office, utility room and WC. Three well-proportioned bedrooms and a recently renovated family bathroom are complemented externally by a landscaped rear garden with extensive decking and a private outlook onto protected green space, together with a driveway providing off-road parking.

Hazlerigg provides a range of everyday amenities, with local shops, services and community facilities close by, while nearby schooling and transport connections provide convenient access to surrounding areas and Newcastle Upon Tyne. The area offers a practical setting for day-to-day living, with good access to local facilities and wider transport routes. The property is well suited to families, professionals and buyers seeking a well-presented home with generous living space, a landscaped garden and a private rear outlook.

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The internal accommodation comprises: a welcoming entrance hallway with herringbone flooring, the staircase leading up to the first floor, and a front-facing living room to the left. The living room is beautifully presented with new plush carpeting, decorative wall panelling and a multi-fuel burner, which is open and accessible from both this room and the dining area beyond. The hallway continues towards the rear, with useful under-stair storage and a door providing access outside.

The extended rear of the property provides an impressive open-plan kitchen, dining and family space, finished to a high standard throughout. The kitchen features an extensive range of blue wall and base units, quartz worktops, a large central island with breakfast seating and generous preparation space, together with an induction hob and integrated appliances. The family area includes a wall-mounted television and attractive wood lintels, while the dining space benefits from bi-fold doors and multiple skylights, creating a bright and spacious setting with direct access and views towards the garden. A beautifully presented home office is also accessed from this area. The utility room provides plumbing and electrics, with fitted desk cupboards suitable for housing a washing machine and tumble dryer, together with a sink and tiled flooring. A convenient WC is located alongside, fitted with a WC and wash basin. A further door provides access towards the driveway.

The first floor landing has recently fitted carpet and gives access to three bedrooms and the family bathroom. The main bedroom and second bedroom are both well proportioned doubles, while the third bedroom is a generous single positioned towards the front and benefits from a stairhead. The recently renovated family bathroom features contemporary fittings and striking marble effect wall tiling, together with a bath and overhead shower.

Externally, the property is approached via a paved driveway providing off-road parking to the front. The driveway is enclosed by brick boundary walls and leads directly to the front entrance. A further side access door provides access to the additional external area. To the rear is a beautifully landscaped garden, featuring an extensive decked seating area immediately outside the bi-fold doors, raised timber planters, artificial lawn, gravelled sections and paved seating areas. The garden is enclosed by fencing and enjoys an exceptionally private outlook, with open natural land beyond that cannot be built on, providing an attractive backdrop and helping to preserve the privacy of the garden.



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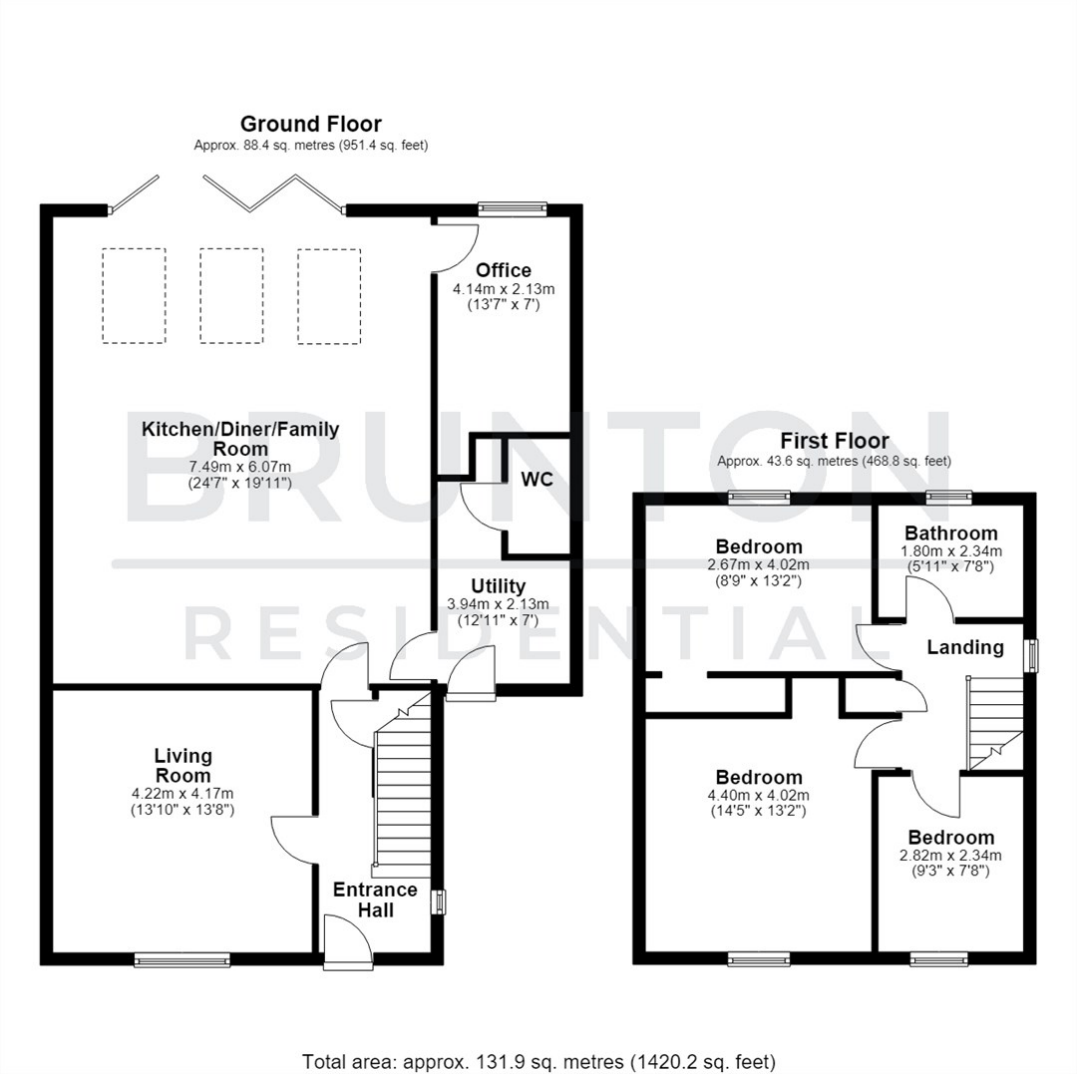
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TENURE : Freehold

LOCAL AUTHORITY : Newcastle CC

COUNCIL TAX BAND : A

EPC RATING : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(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	