

# SIGNATURE

## NORTH EAST

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📍 Lazonby Way, Newcastle Upon Tyne NE5 4EN

# Lazonby Way, Newcastle Upon Tyne NE5 4EN

**Asking Price  
£200,000**

Signature North East welcomes you to this modern three-bedroom semi-detached home, ideally located in Westerhope and built in 2019. The property is well positioned for a fantastic range of convenient amenities, including local shops, schools and popular eateries close by. The A1 is within easy reach, providing excellent transport links for commuting across the region.

Step through the entrance hallway into the spacious living room, where elegant French doors lead directly out to the rear garden, creating a bright and inviting space for everyday living. The kitchen/diner offers attractive wall and base units, sleek worktops and an integrated oven, providing a stylish and practical area for cooking and family meals.

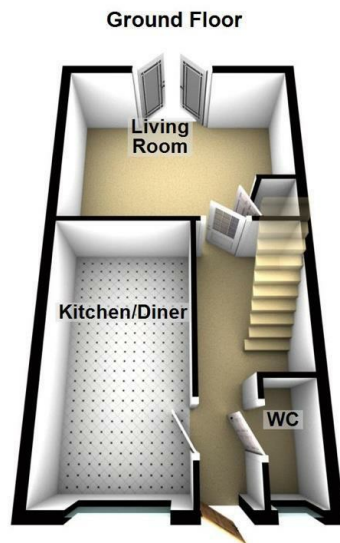
Continuing to the first floor, you will find three well-proportioned bedrooms, two of which are generous doubles. The principal bedroom benefits from fitted wardrobes and a convenient en suite, while the family bathroom completes the home and is fitted with a bathtub, overhead shower, wash basin and WC.

Externally, the property enjoys a rear garden laid with lawn and patio, ideal for outdoor dining and relaxation. Off-street parking is available via a double driveway to the rear of the property, adding further convenience to this attractive home.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Total area: approx. 76.7 sq. metres (825.9 sq. feet)

## Measurements:

Living Room  
11'3" x 15'0"

Kitchen / Diner  
15'1" x 8'3"

WC  
2'11" x 6'9"

Bedroom One  
8'5" x 11'4"

En Suite  
3'4" x 8'2"

Bathroom  
8'1" x 5'10"

Bedroom Two  
10'4" x 8'3"

Bedroom Three  
9'4" x 6'8"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>84</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		





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