





- Immaculate Detached Family Home
- Three Bedrooms
- Newly Fitted En Suite
- Council Tax Band *C*
- Viewing Recommended
- Newly Fitted Kitchen Diner
- Newly Fitted Bathroom
- Driveway and Garage
- Leasehold
- Call For More Information





**** Video Tour on our YouTube Channel | <https://youtu.be/yL7msKPbIF8> ****

Viewing is highly recommended of this delightful, immaculately presented, three-bedroom detached family home located on Brookfield, West Allotment. The property is offered for sale with the benefit of no upper chain.

Internally the property briefly comprises to the ground floor: - entrance lobby, generous lounge, spanning the depth of the property with sliding patio doors leading to the rear, open plan newly fitted kitchen diner with units and integrated oven and hob, a handy utility area with newly fitted WC off and access to the rear. To the first floor there are three good-sized bedrooms, the main with a newly fitted en suite, and there is also a newly fitted family bathroom WC. Further benefits include gas central heating and double glazing and the property has recently been redecorated throughout.

Externally, there is driveway parking to the side, leading to the detached garage. To the rear there is a garden with a patio area and lawn.

The property is located within easy reach of a variety of amenities and attractions, including Country Parks and shops at Boundary Mills outlet and Silverlink retail park. The A1058 Coast Road is close by, so you have a direct route to the beach or Newcastle City Centre. There are good links to public transport facilities including prime bus routes and the Metro service. For the growing family, the property is in a good location for access to very well-regarded schools.

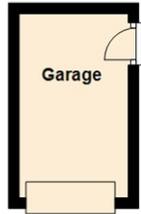
For more information and to book a viewing please call our Tynemouth branch on 0191 257 2000.

Tenure

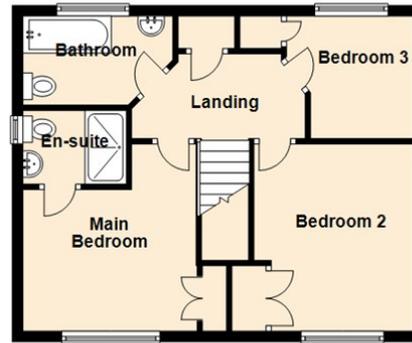
The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *C*.

Ground Floor



First Floor



Living Room 19'5" x 9'11" (5.94 x 3.04)

Utility 5'6" x 5'6" (1.68 x 1.68)

Kitchen Dining Room 19'5" x 10'6" (5.94 x 3.21)

Main Bedroom 8'9" x 10'9" (2.67 x 3.30)

Bedroom Two 11'6" x 10'3" (3.53 x 3.13)

Bedroom Three 7'6" x 6'5" (2.31 x 1.96)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	76	
(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	

The difference between house and home

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



www.janforsterestates.com

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680

