

3 bed detached house to buy in

Brookfield, West Allotment, Newcastle upon Tyne, Tyne and Wear, NE27 0BJ

£275,000

x 3 x 3 x 1

Tenure

Leasehold

Driveway & Garage parking

Garden

Property features

- Detached House
- Three Bedroom
- Driveway & Garage
- Master Bedroom with En-Suite
- EPC Rating C

Key Information

- Council Tax: Band C
- EPC Rating: C
- Heating supply: Gas

Arrange a viewing

Louise Tully
Branch Manager
Whitley Bay (Coastal Team)

0191 2531301
whitley.bay@pattinson.co.uk

- Flexible viewing slots
- Accompanied viewings

Description

Set within the highly sought-after residential area of West Allotment, Newcastle upon Tyne, we are thrilled to present for sale this impressive detached house. This property is perfect for growing families, offering a contemporary layout with 3 well-proportioned bedrooms and boasting superb living space with a generous reception room.

Upon entering the property, you are greeted by a welcoming entrance hall leading to the first floor with its inviting neutral décor. The reception room is spacious and filled with natural light, creating a warm and pleasant environment. The well-appointed kitchen offers modern units and work surfaces, complimented perfectly by state-of-the-art appliances.

Continuing on the first floor, the master bedroom and two additional bedrooms offer ample space for all your needs, each boasting an array of versatile storage options. The beautifully finished bathroom comprises elegant tiling, a full-sized bathtub, and high-standard fixtures.

This property is situated in the thriving community of West Allotment, well served by great local amenities including Shops, Schools, and various outdoor recreational spaces. Excellent transportation links are available with the A19 highway just minutes away and several reliable public transportation services, making commuting a breeze.

Upkeep of the home has been faultless which will be clear upon viewing, together with the ample off-road parking, private rear garden, perfect for those summer barbecues, this home is a must-see! Do not delay! Contact us now on Pattinson Estate Agents to arrange a viewing.

This property is currently available for a residential sale.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 103

Annual Service Charge Amount: £175.00

Price: £275,000

Property Type: Detached House

USPs: Garden

Parking: Driveway & Garage

Heating: Gas

Front Exterior

Detached three bedroom house with a driveway & garage

Living Room

6.50m x 3.70m (21'3" x 12'1")

Spacious, light and airy living room with french doors leading to the garden



W.C

Downstairs W.C with hand basin



Kitchen

3.10m x 2.80m (10'2" x 9'2")

Modern kitchen with wall and base units, benefitting with a back door to the exterior



Bedroom 1

3.20m x 3.00m (10'5" x 9'10")

A spacious double bedroom offering plenty of storage with built in wardrobes and benefitting with plenty of natural light. A door leads directly to a private en-suite, adding convenience to the space.



En-Suite

Private en-suite with with glass-enclosed shower cubicle.



Bedroom 2

3.70m x 2.40m (12'1" x 7'10")

A beautifully presented double bedroom featuring soft contemporary décor, fitted carpet and a window allowing plenty of natural light. The room offers space for freestanding furnishings and creates a bright and cosy atmosphere.



Bedroom 3

3.00m x 2.20m (9'10" x 7'2")

A charming and well-presented third bedroom. The room offers a bright and cosy atmosphere with space for extra furnishings and benefits from a window overlooking the rear aspect.



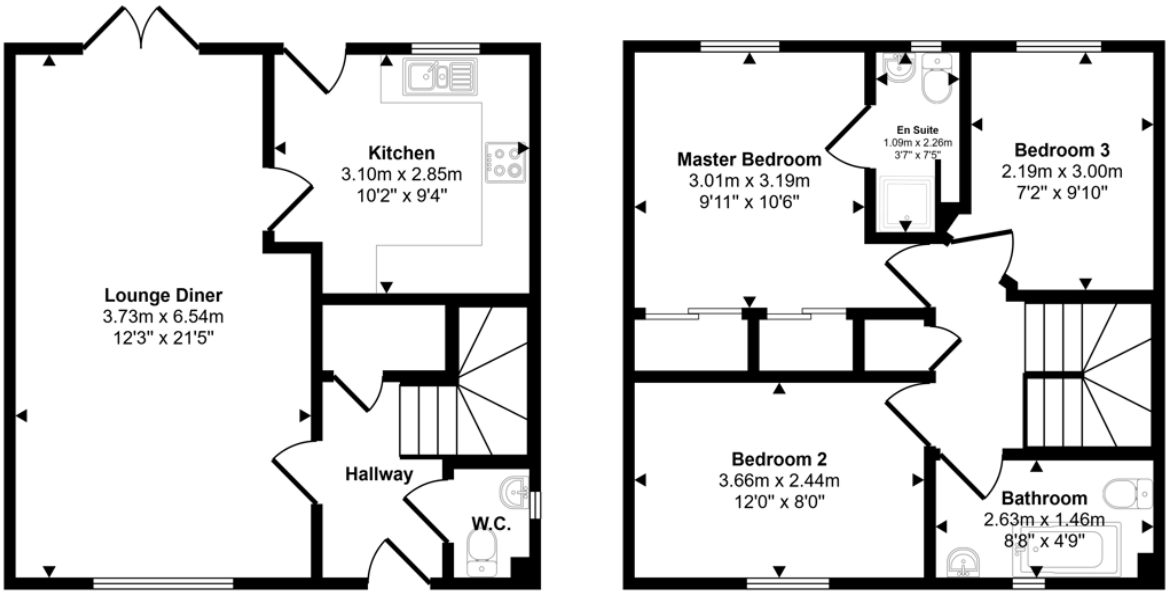
Bathroom

A stylish family bathroom fitted with a modern three-piece suite comprising panelled bath with shower over, wash hand basin and low level WC. Finished with contemporary wall panelling and tiled-effect flooring, the room also benefits from a frosted window providing natural light.



Rear Garden

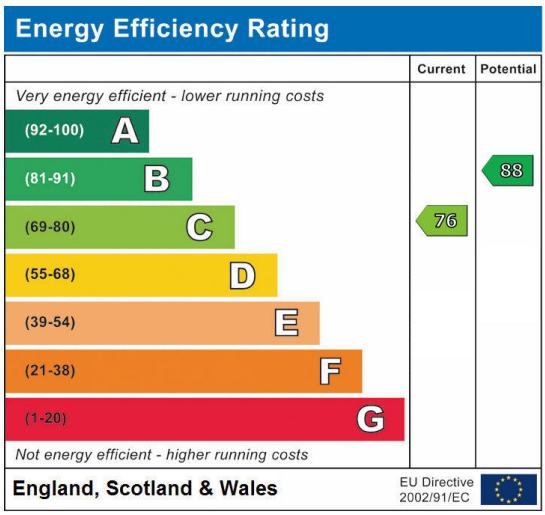
Approx Gross Internal Area
85 sq m / 910 sq ft



Ground Floor
Approx 42 sq m / 449 sq ft

First Floor
Approx 43 sq m / 462 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Brookfield, West Allotment, Newcastle upon Tyne, Tyne and Wear, NE27 0BJ

Contact your local branch today for more information on this property:

189A Park View, Whitley Bay, Tyne & Wear, NE26 3RD, Tel: 0191 2531301, whitley.bay@pattinson.co.uk, www.pattinson.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.