





3



2



2

- **Detached Family Home**
- **Three Bedrooms**
- **Driveway and Garage**
- **Council Tax Band *C***
- **Call For More Information**
- **No Upper Chain**
- **En Suite**
- **Leasehold**
- **Viewing Recommended**
- **Video Tour Available**





** Video Tour on our YouTube Channel
<https://youtu.be/nfM0BzMawc8> **

This delightful, well presented, three-bedroom detached family home is 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, dining room, kitchen with fitted units and integrated oven and hob and a handy utility area with WC and access to the rear. To the first floor there are three good-sized bedrooms, the main with an en suite, and there is also a family bathroom WC. Further benefits include gas central heating and double glazing.

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.

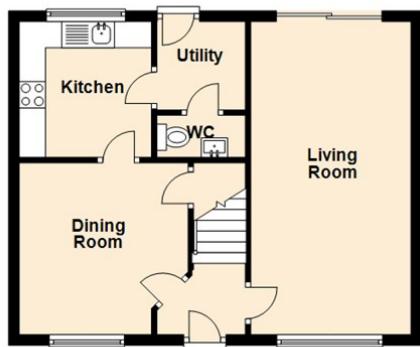
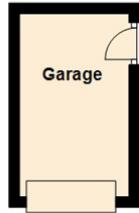
For more information and to book a viewing please call our Tynemouth branch on 0191 257 2000.

Tenure

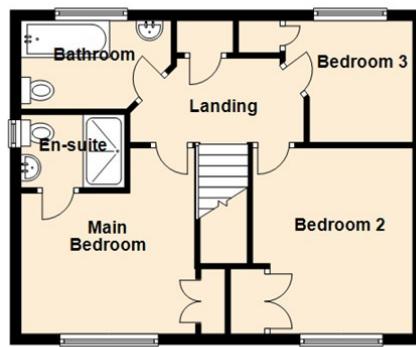
The agent understands the property to be leasehold. However, this should be confirmed with a licenced legal representative.

Council Tax band *C*.

Ground Floor



First Floor



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

Dining Room 10'8" x 10'6" (3.26 x 3.21)

Kitchen 8'5" x 8'6" (2.58 x 2.61)

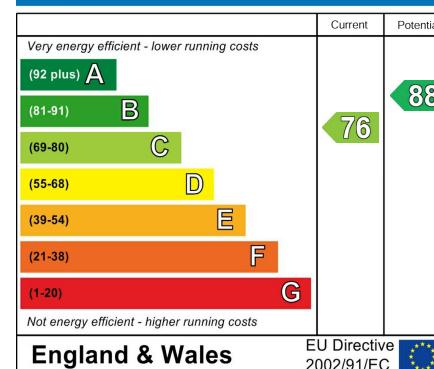
Utility 5'6" x 5'6" (1.68 x 1.68)

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



The difference between house and home

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