





3



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- **Fantastic Family Home**
- **Three Bedrooms**
- **Superb Rear Garden**
- **Central Location**
- **Council Tax Band *C***
- **Modern Detached Property**
- **Two Bathrooms**
- **Driveway and Garage**
- **Leasehold**
- **Viewing Essential**





**** Video Tour on our YouTube Channel | <https://youtu.be/OvEnFTAU8Z> ****

This immaculately presented three-bedroom detached home offers the perfect setting for a growing family and is positioned on the desirable Brookfield, in West Allotment.

The property enjoys a prime location within easy reach of a wide range of local amenities, 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.

Internally the property briefly comprises to the ground floor: - entrance hallway with a convenient WC and useful storage space, a generous open-plan lounge and dining area that spans the full depth of the home and features French doors opening onto the rear garden, and a stylish modern kitchen fitted with sleek units, complementary work surfaces, an integrated oven and hob, and rear access. To the first floor, you will find three well-proportioned bedrooms, including the main bedroom with a private en suite. A contemporary family bathroom WC completes the upstairs accommodation. Additional benefits include gas central heating and double glazing throughout.

Externally, the property boasts a driveway to the side providing off-street parking and access to a detached garage. To the rear, there is a beautifully sunny landscaped garden, thoughtfully designed with multiple seating areas and a charming outdoor fireplace - creating the perfect space for relaxing with family or entertaining guests in style.

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

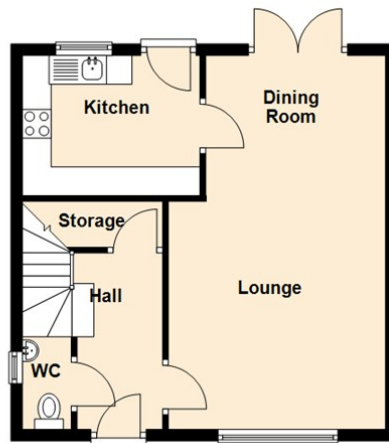
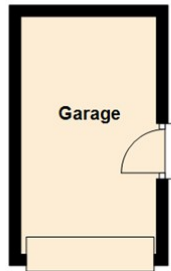
Tenure

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

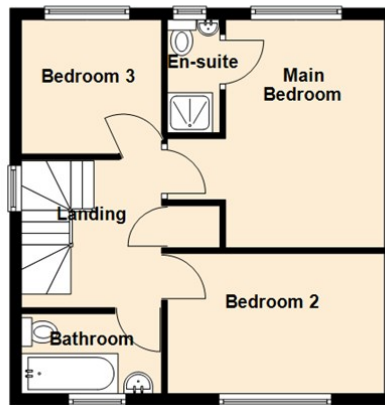
Council Tax band *C*.



Ground Floor



First Floor



Lounge 13'0" x 12'4" (3.97 x 3.78)

Dining Room 8'0" x 10'3" (2.44 x 3.13)

Main Bedroom 13'0" x 9'1" (3.97 x 2.77)

Bedroom Two 8'0" x 12'4" (2.44 x 3.76)

Bedroom Three 7'8" x 8'0" (2.34 x 2.44)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	76	
(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

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