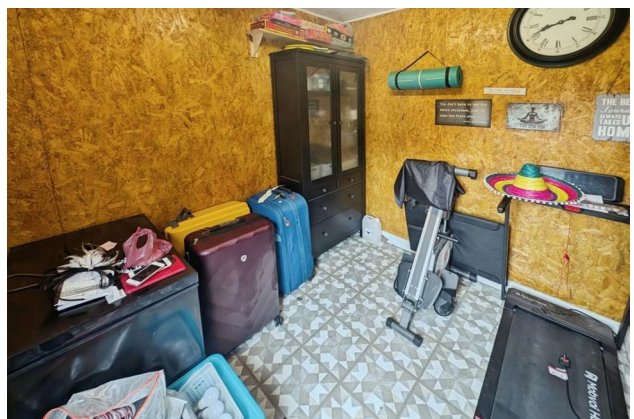
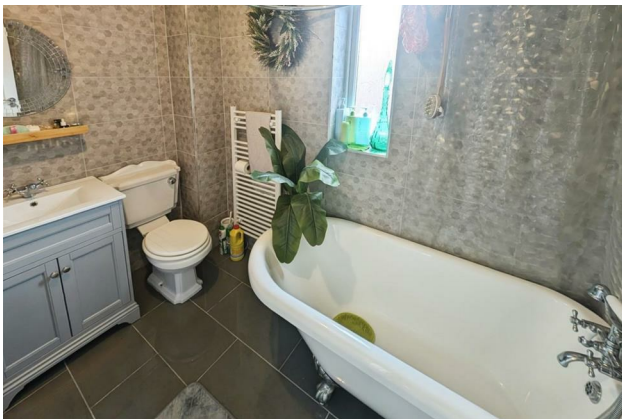


**49 Edgefield, West Allotment, Newcastle Upon Tyne, NE27 0BT**

**Asking Price £270,000**

**Property Images**

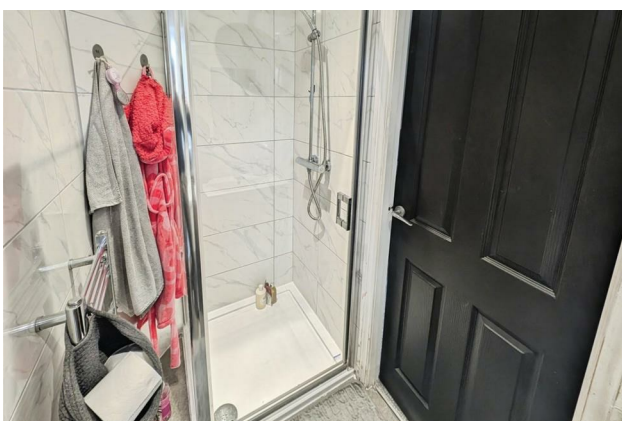
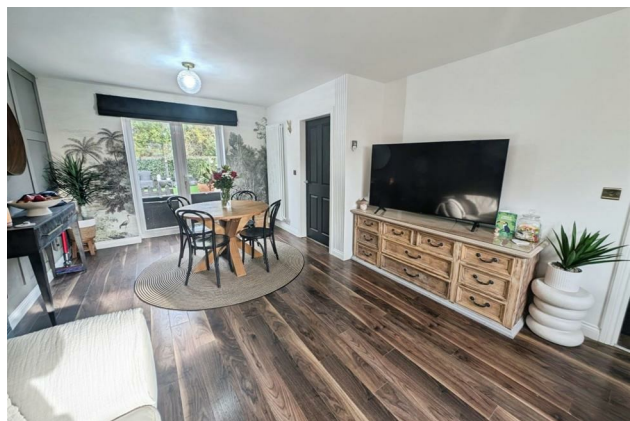
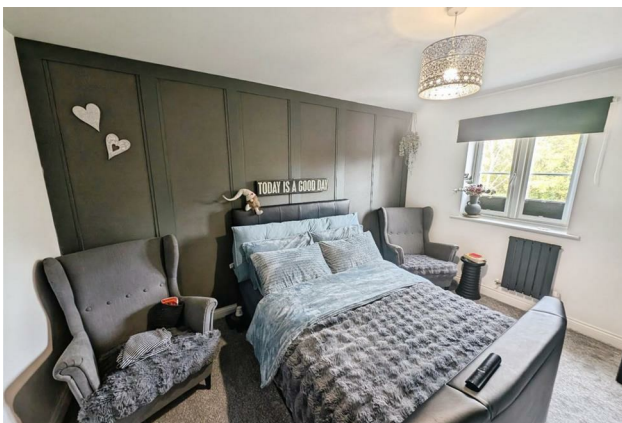




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## Property Images





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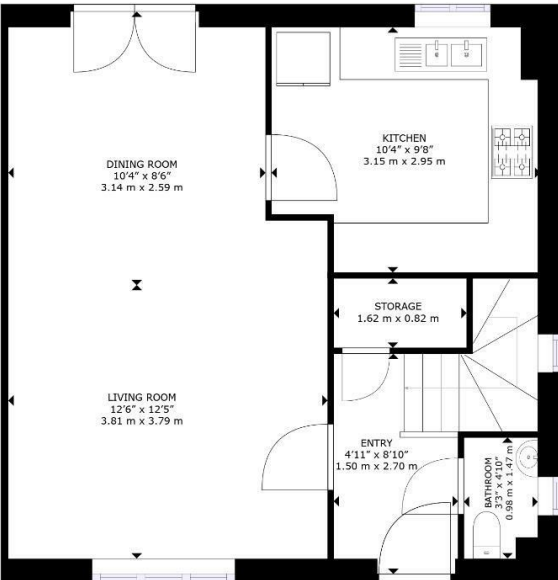
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## Property Images



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FLOOR 1

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GROSS INTERNAL AREA  
FLOOR 1: 498 sq. ft. 46 m², FLOOR 2: 487 sq. ft. 45 m²  
TOTAL: 985 sq. ft. 91 m²  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



EPC

| Energy Efficiency Rating                    |                                                                                     |                                                                                                                |
|---------------------------------------------|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
|                                             | Current                                                                             | Potential                                                                                                      |
| Very energy efficient - lower running costs |                                                                                     |                                                                                                                |
| (92 plus) <b>A</b>                          |  |                             |
| (81-91) <b>B</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<br>2002/91/EC  |

Map



Details

Type: House Beds: 3 Bathrooms: 2 Receptions: 2 Tenure: Leasehold

## Summary

Hunters welcome to the sale Market this three-bedroom detached property located in West Allotment.

This delightful three-bedroom house offers a perfect blend of modern living and comfort. Spanning an impressive 985 square feet, the property has been thoughtfully refurbished throughout, ensuring a fresh and inviting atmosphere for its new occupants.

Upon entering, you are greeted by an open plan living space that combines the reception area with the dining room, creating an ideal environment for both relaxation and entertaining. The design maximises natural light, enhancing the sense of space and warmth.

The property boasts three well-proportioned bedrooms, including a master suite complete with an en suite bathroom, providing a private retreat for the homeowners. The additional bedrooms are versatile and can easily accommodate family, guests, or even serve as a home office.

Outside, the private garden offers a tranquil escape, perfect for enjoying sunny days or hosting gatherings with friends and family. The property also features parking for up to three vehicles, a valuable asset in this desirable location.

Edgefield is known for its friendly community and convenient access to local amenities, making it an excellent choice for families and professionals alike. With its modern finishes and thoughtful layout, this house is a wonderful opportunity for anyone seeking a comfortable and stylish home in Newcastle Upon Tyne.

The property enjoys convenient proximity to local shops, woodland walks and Northumberland Park Metro Station; providing commuting into Newcastle, Gateshead and beyond.

Contact Hunters North Shields today to organise your viewing.

## Features

- Three Bedroom • Detached Living • Driveway Parking • Private Garden • Open Plan • Boiler & Radiators replaced 2020 • Convenient Location • EPC C • Council Tax Band C • Hunters 360 Tour