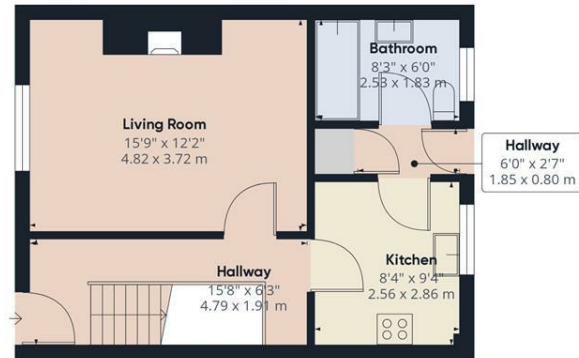




Buddle Terrace, West Allotment



Ground Floor



Floor 1

Approximate total area⁽¹⁾
700.76 ft²
65.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		68	
(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		



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £119,950

Description

TWO BEDROOM MID TERRACED PROPERTY
LOCATED ON A QUIET RESIDENTIAL STREET WITHIN
THE POPULAR VILLAGE OF WEST ALLOTMENT

Brannen & Partners offer to the market this two bedroom mid terraced property situated within the popular village of West Allotment, on a pedestrianised street with well maintained lawns and mature trees. Suitable for a range of buyers including first time buyers, downsizers or buy to let investors.

Briefly comprising: Entrance hallway with stairs leading to the first floor. The good sized lounge/diner is accessed from the hallway facing the front of the property, featuring a fire place with a gas fire and ample space for a dining table. Leading from the hallway is the kitchen with fitted wall and base units including a gas hob, double oven and plumbing for a washing machine. An inner lobby gives access to the bathroom which comprises a bath, shower over, hand basin, W.C. and heated towel rail, the lobby also gives access out to the rear yard.

To the first floor are two good sized bedrooms overlooking the front of the property. The larger of the two benefits from fitted wardrobes.

Externally to the rear is a private yard.

West Allotment is a popular residential development, the area offers ease of access to a variety of local amenities at the nearby Northumberland Park as well as Silverlink Retail Park. There are excellent local transport links such as the Metro station and road links to Newcastle city centre and other coastal towns. The local wagonways and bridle paths offer wonderful scenic walks.

Entrance Hallway

Lounge/Diner
15'9" x 12'2"

Kitchen
9'4" x 8'4"

Bathroom
8'3" x 6'0"

Bedroom One
15'8" x 8'11"

Bedroom Two
12'7" x 9'6"

Externally
To the rear is a private yard.

Tenure
Freehold

