



Holyfields, West Allotment
Newcastle Upon Tyne

Offers in Region of £325,000

Holyfields

West Allotment, Newcastle Upon Tyne

Alexander Hudson Estates introduce to the market this well-presented three-bedroom detached family home in West Allotment, NE27, offering four reception areas, an en-suite to the principal bedroom, a private driveway and a low-maintenance rear garden.

The property briefly comprises of entrance hall, a front-facing lounge with electric fire, and an arched opening through to the dining room. Sliding doors lead from the dining room into a bright conservatory overlooking the garden. The kitchen has a range of wall and base units, an integrated oven and microwave, and an under-counter wine cooler, with a door out to the garden. A ground floor office and WC complete this level.

To the first floor are three bedrooms and the family bathroom. The principal bedroom has fitted wardrobes and an en-suite shower room, while bedrooms two and three both have fitted wardrobes. Bedroom three is the largest of the bedrooms.

Externally, a driveway to the front provides off-street parking. The enclosed rear garden has artificial lawn and a paved patio for outdoor dining.





Council Tax band: D

Tenure: Freehold

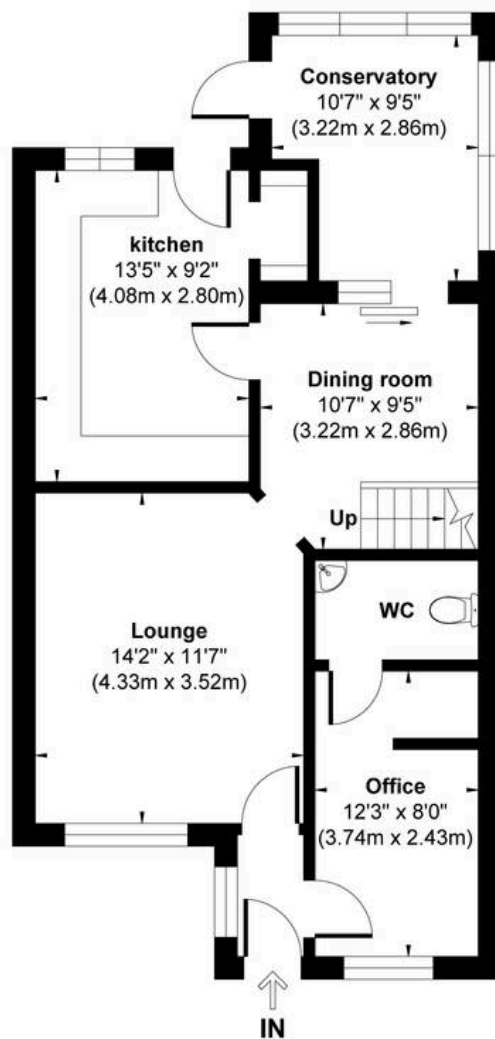
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

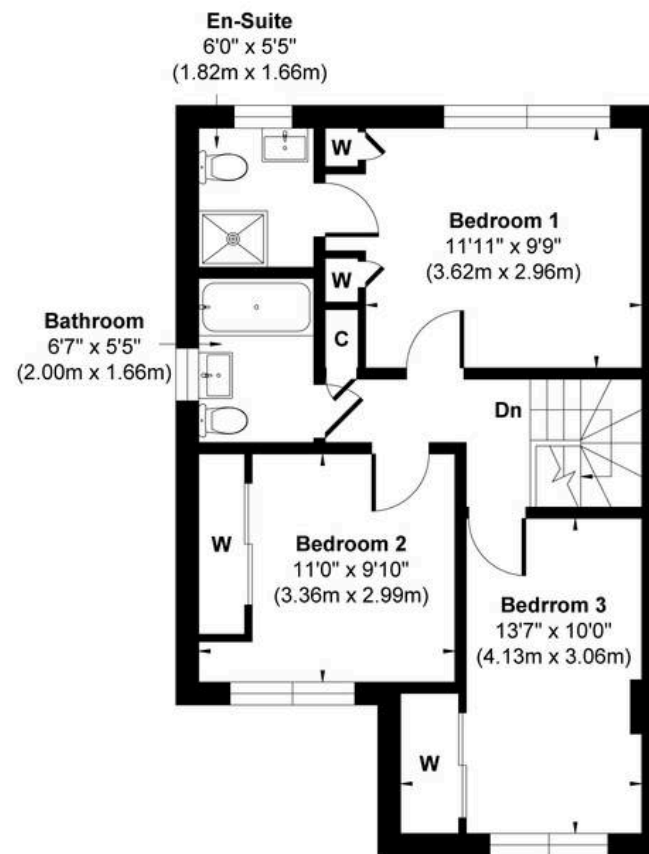
- Three-bedroom detached family home
- Four reception areas including conservatory and ground floor office, with en-suite to the principal bedroom
- Private driveway and enclosed low-maintenance rear garden with patio
- Popular residential setting in West Allotment, NE27, within easy reach of local amenities and the wider North Tyneside area







Ground Floor
Approximate Floor Area
646 sq.ft
(60.05 sq.m)



First Floor
Approximate Floor Area
436 sq.ft
(40.46 sq.m)

Approx. Gross Internal Floor Area 900 sq. ft / 100.51 sq. m

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