



Brookfield, West Allotment, NE27

**HUNTERS**<sup>®</sup>  
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# Brookfield, West Allotment, NE27

Asking Price £320,000

\* 5 BEDROOM \* 2 BATHROOM \* TERRACED TOWNHOUSE \* FRONT AND REAR GARDENS \* GARAGE \*  
COUNCIL TAX BAND E \* EPC RATING TBC \* TENANT IN SITU \*

This well-presented 5-bedroom terraced townhouse is for sale in the popular area of West Allotment, Newcastle upon Tyne, offering flexible space that works well for families.

Set over multiple levels, the property includes a ground floor kitchen/dining room with access to the garden, ideal for everyday family life and outdoor play. Also on the ground floor is a single bedroom that can double as a dining room, adding useful flexibility.

On the first floor, there is a bright living room with large windows, plus a separate office, providing a comfortable place to work from home. The master bedroom sits on the first floor too, featuring an en-suite shower room and built-in wardrobes.

The upper floor offers two further double bedrooms and a single bedroom, served by a family bathroom with bath and separate shower cubicle, giving plenty of options for growing families or visiting guests.

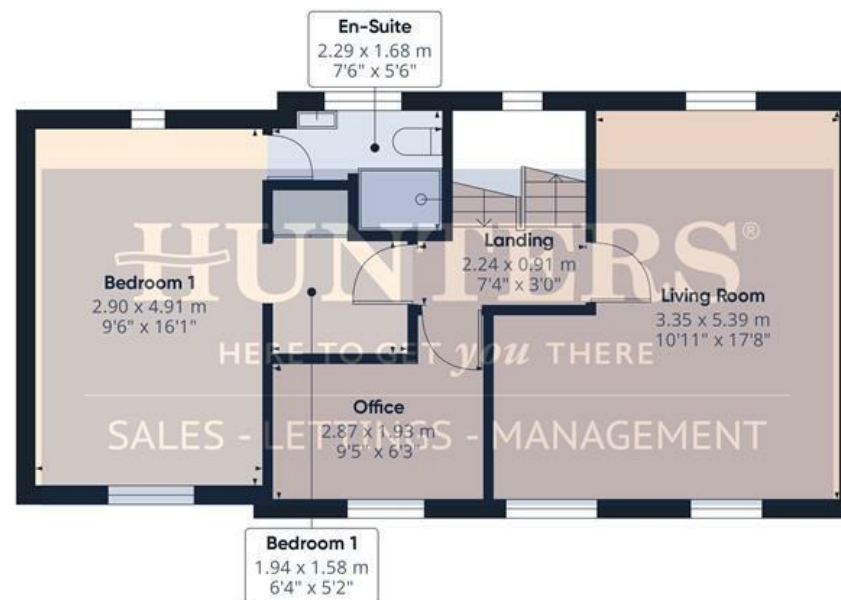
Outside, the property benefits from a garden, parking and a single garage.

West Allotment is well placed for access to local schools and green spaces, including nearby parks and walks towards the coast. This terraced townhouse for sale in West Allotment offers practical family accommodation in a handy location.

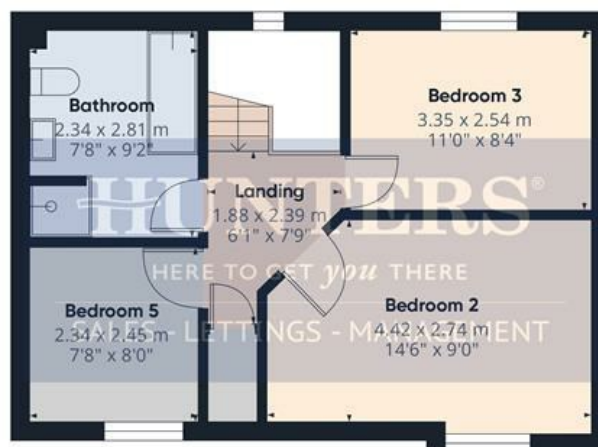
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Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>

141.3 m<sup>2</sup>

1522 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**Hallway**  
5'11" x 12'4"

**Kitchen**  
10'6" x 17'6"

**Dining Room/Bedroom 4**  
9'9" x 8'1"

**Utility Room**  
7'4" x 5'1"

**WC**  
4'0" x 3'0"

**Landing**  
7'4" x 2'11"

**Office**  
9'4" x 6'3"

**Bedroom 1**  
9'6" x 16'1"

**En-Suite**  
7'6" x 5'6"

**Living Room**  
10'11" x 17'8"

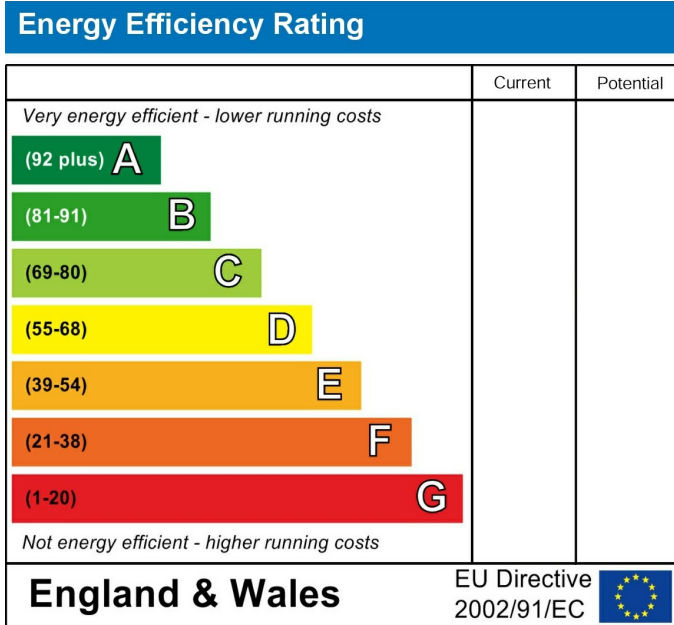
**Landing**  
6'2" x 7'10"

**Bedroom 2**  
14'6" x 8'11"

**Bedroom 3**  
10'11" x 8'3"

**Bedroom 5**  
7'8" x 8'0"

**Bathroom**  
7'8" x 9'2"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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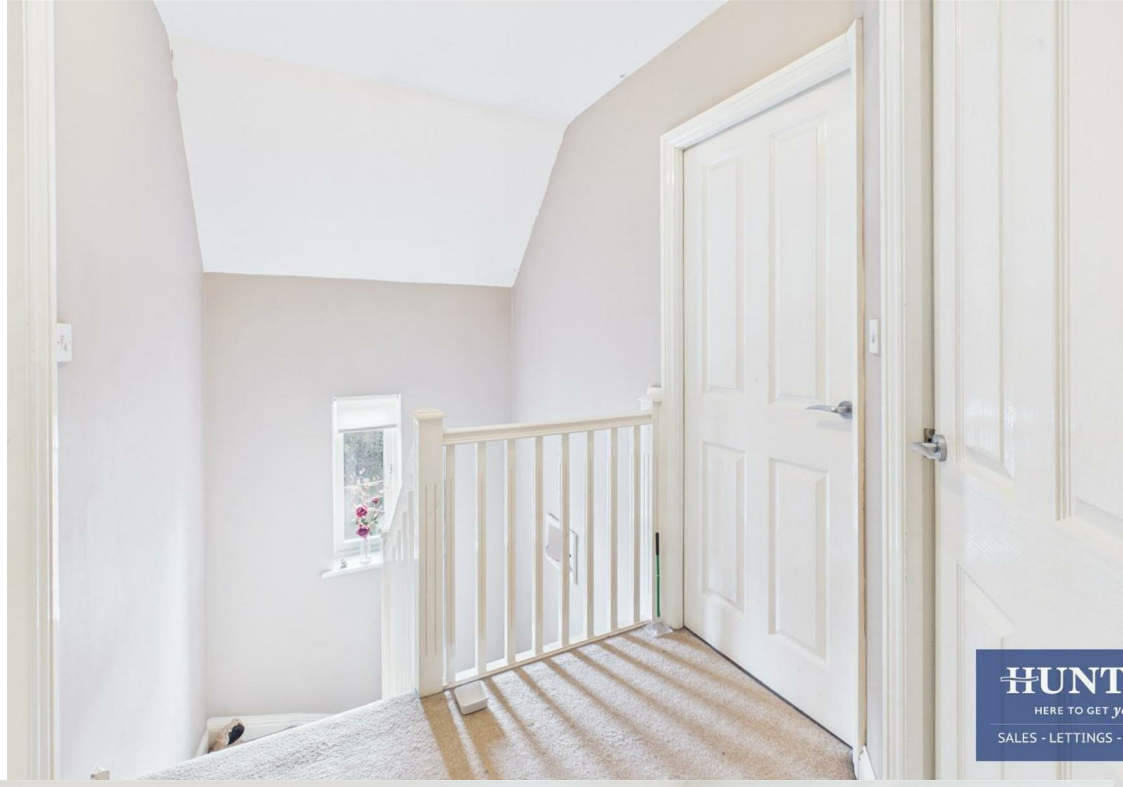
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