





- **First Floor**
- **Two Bedrooms**
- **Ideal First Time Buy**
- **Two Bathrooms**
- **Allocated Parking Bay**
- **Handy For Shops**
- **Leasehold**
- **Council Tax Band: B**
- **Viewing Essential**
- **Call For More Information**





This modern two-bedroom first-floor flat is located on Brookfield, West Allotment, and is sure to appeal to a wide range of buyers - including first-time buyers, downsizers, and investors alike.

Internally, the property briefly comprises: a welcoming entrance hallway with built-in storage, a generous lounge with dual-aspect windows that flood the room with natural light, and a well-appointed kitchen. There are two spacious double bedrooms, the main benefiting from a modern en suite, in addition to a stylish family bathroom/WC. Further benefits include gas central heating and double glazing throughout, ensuring year-round comfort and energy efficiency. There is also an allocated parking space to the rear.

The property enjoys a convenient location within easy reach of a variety of amenities and attractions, including nearby country parks and popular shopping destinations such as Boundary Mills Outlet and Silverlink Retail Park. Excellent road links via the A1058 Coast Road provide direct access to both the coastline and Newcastle City Centre. The area also benefits from strong public transport connections, including prime bus routes and Metro services. For families, the property is well-placed for access to several highly regarded schools.

An early viewing is essential to avoid disappointment. For more information or to arrange a viewing, please contact our branch on 0191 236 2070.

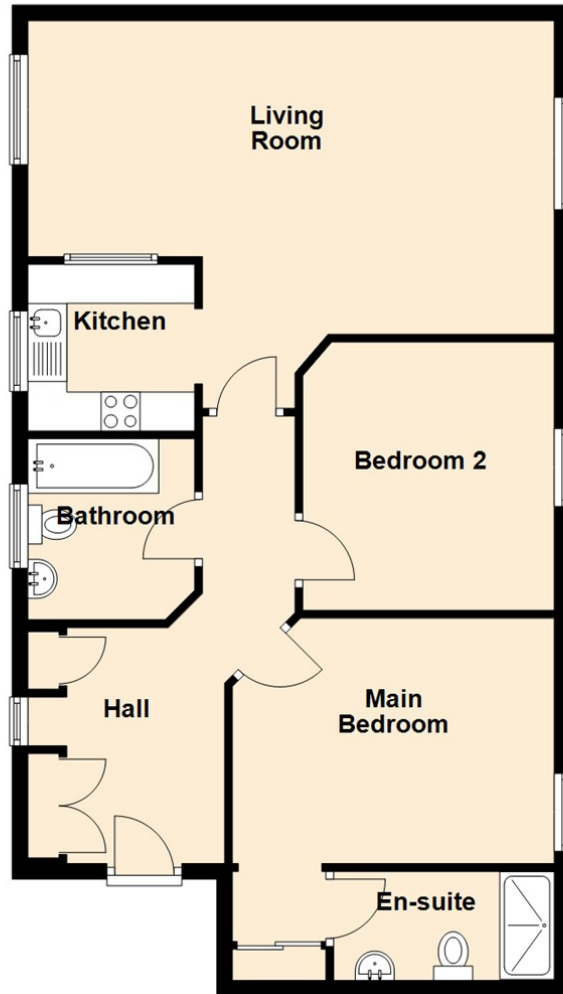
Tenure

The agent understands the property to be leasehold. This should be verified by a licensed legal representative.

Council Tax Band: B



First Floor



Living Room 16'4" x 22'2" (4.98 x 6.76)


Main Bedroom 10'4" x 13'6" (3.15 x 4.13)

Kitchen 7'0" x 7'0" (2.14 x 2.14)

Bedroom Two 11'3" x 10'7" (3.44 x 3.23)

The difference between house and home

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Contact Us: 0191 236 2070



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