

Brookfield, West Allotment, NE27

OIRO £280,000



Full Description

Alexander Hudson Estates are delighted to present to the market this Three bedroom detached family home, situated in the increasingly sought-after residential area of West Allotment, NE27. This charming property offers spacious and modern accommodation ideal for families and professionals with no upper chain.

The Accommodation is across three levels and briefly comprises; Entrance Hall, ground floor wc and generous kitchen/dining room to the ground floor enjoying access to the rear garden via French doors. Stairs lead to the first floor offering dual aspect lounge including French doors with Juliette Balcony. Generous Principle Bedroom which has En suite shower room/wc. From the first floor landing a staircase then leads to the second floor which offers two double attic style bedrooms and a family bathroom/wc. Externally; The Front of the property has an open plan lawned garden and a arched covered driveway which leads to a detached single garage and pedestrian access gate into an enclosed lawned garden with patio.

AGENT NOTE Whilst the property is currently registered as Leasehold, the Vendor is in the process of purchasing the freehold and the property would be sold on completion as Freehold.

West Allotments a highly regarded residential neighbourhood that combines modern developments with the charm of a village community. Excellent transport links via the A19 and Coast Road provide fast access to Newcastle, North Tyneside, and the coast. The area offers local shops, parks, pubs, and Silverlink Retail Park for wider shopping and leisure options. Many buyers are drawn to West Allotment for its strong community feel and well-regarded schools, making it an appealing location for those seeking convenience, amenities, and family-friendly living.

Features

- Three bedroom detached home with no upper chain.
- Spacious modern accommodation across three levels.
- Single detached garage and enclosed rear garden.
- Excellent transport links via the A19 and A1058 to the City Centre and the coast.

Contact Us

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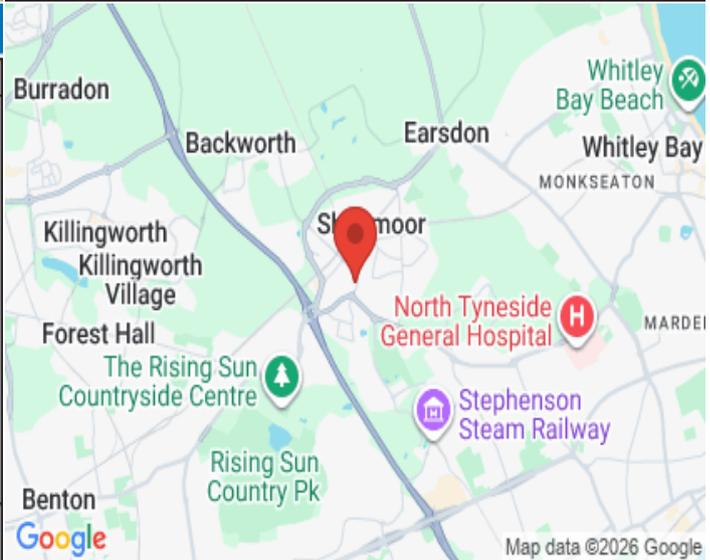
Energy Efficiency Rating

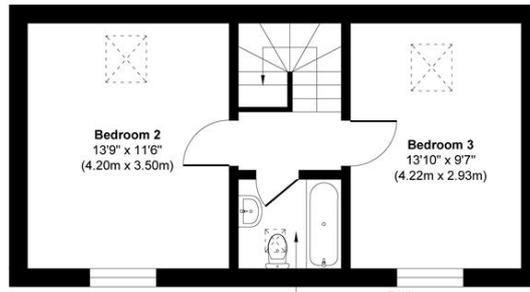
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 



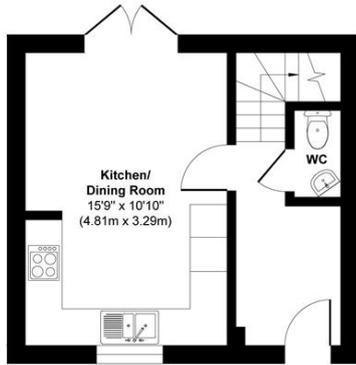
Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	74	
(55-68) D		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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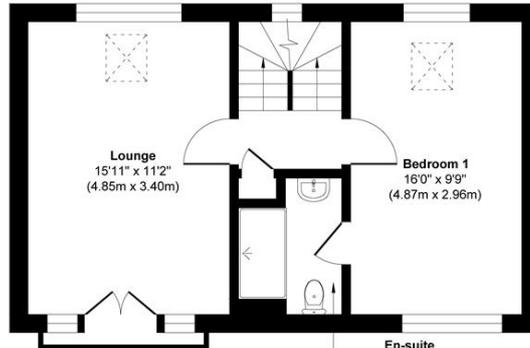




Second Floor
 Approximate Floor Area
 350 sq. ft
 (32.51 sq. m)



Ground Floor
 Approximate Floor Area
 266 sq. ft
 (24.75 sq. m)



First Floor
 Approximate Floor Area
 417 sq. ft
 (38.76 sq. m)

Approx. Gross Internal Floor Area 1034 sq. ft / 96.02 sq. m

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