

BRUNTON

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CLOVERFIELD, WEST ALLOTMENT, NE27

Offers Over £225,000

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THREE BEDROOMS – END TERRACE HOUSE – POPULAR LOCATION

Brunton Residential are delighted to offer for sale this well-presented three-bedroom end terrace house on Cloverfield in West Allotment.

The property features three well-proportioned bedrooms, one benefiting from fitted wardrobes. This home also offers a large lounge/ diner, WC, a rear garden and a detached garage, for off-street parking.

Ideally located within easy reach of local amenities, schools, and transport links, the home also offers convenient access to Newcastle city centre.

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Upon entering the property, you are welcomed into a hallway with wood-effect flooring, an understair storage unit, and stairs leading to the first floor landing. To the left, there is a ground floor WC, while to the right is a spacious open-plan lounge/diner featuring a front aspect window and French doors that open out to the rear garden.

From the lounge/diner, you have access to a well-appointed kitchen, fitted with a range of floor and wall units, integrated appliances including an oven, hob, and extractor fan, and a window overlooking the rear garden. An external door also provides access to the garden from the kitchen.

Upstairs on the first floor, the landing offers a storage cupboard and access to three well-proportioned bedrooms, one of which benefits from fitted wardrobes. The family bathroom is fitted with a bath and overhead shower, washbasin, WC, and a heated towel rail.

Externally, the front of the property features a driveway providing off-street parking and access to a detached garage. To the rear is a good-sized enclosed garden, mainly laid to lawn, with a paved patio seating area.



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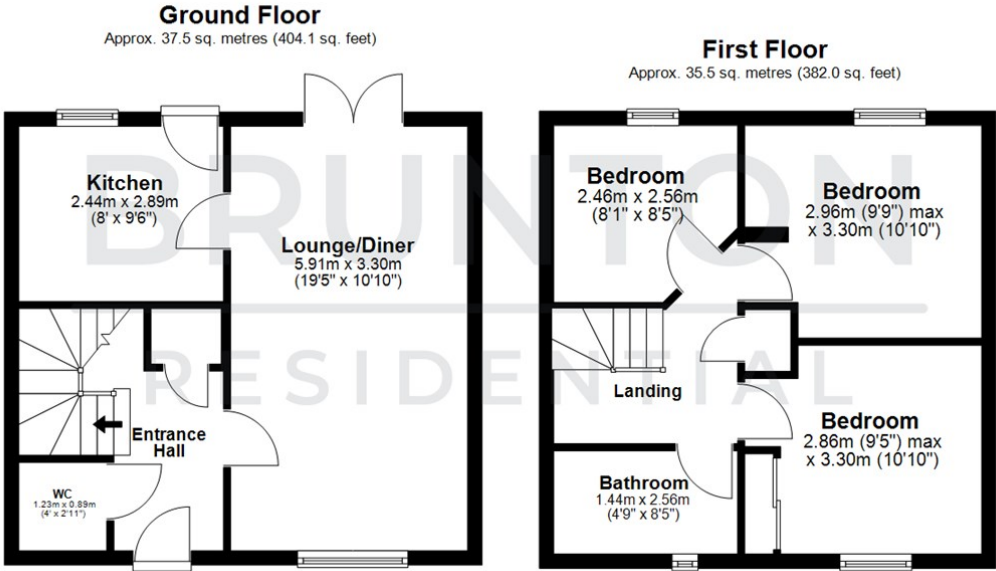
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TENURE : Leasehold

LOCAL AUTHORITY : North Tyneside Council

COUNCIL TAX BAND : B

EPC RATING : C



All measurements are approximate and are for illustration only.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	75	
(69-80) C		
(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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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EU Directive 2002/91/EC		