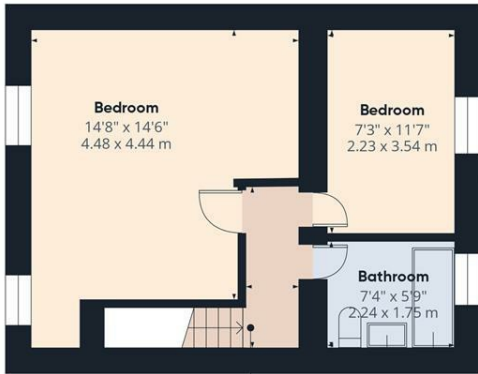




Cooperative Terrace, West Allotment



Ground Floor



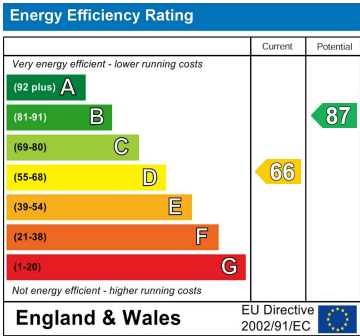
Floor 1

Approximate total area⁽¹⁾
787 ft²
73.1 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Important Information
All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £139,950

Description

*** BEST AND FINAL OFFERS BY 2PM ON THE 11TH OF JUNE 2025 ***

IMMACULATELY PRESENTED AND MODERNISED TWO BEDROOM TERRACED PROPERTY SITUATED IN WEST ALLOTMENT

Brannen & Partners are delighted to bring to the market this beautifully presented two bedroom terraced property situated in West Allotment. Offering generous sized accommodation, stylish interiors and a private yard. Appealing to a range of buyers including downsizers and first time buyers, must be seen.

Briefly comprising: Entrance vestibule leading directly to the stunning living room. Beautifully presented featuring built in alcove storage and shelving, stairs lead to the first floor. To the rear is a well equipped kitchen/diner with a good range of fitted wall and base units including an induction hob, oven, space for a fridge/freezer and plumbing for a washing machine and dishwasher. A door gives access out to the rear yard.

To the first floor are two bedrooms, one of which is particularly generous in size as this was previously a three bedroom property which has been converted. The bathroom comprises a bath with shower over, hand basin and W.C.

Externally to the rear is a pleasant private yard and to the front is a low maintenance garden.

West Allotment is a popular residential development, the area offers ease of access to a variety of local amenities at the nearby Northumberland Park as well as Silverlink Retail Park. There are excellent local transport links such as the Metro station and road links to Newcastle City centre and other coastal towns. The local wagonways and bridle paths offer wonderful scenic walks.

Entrance Vestibule

Living Room
16'1" x 14'10"

Kitchen/Diner
18'11" x 7'10"

Bedroom One
14'8" x 14'6"

Bedroom Two
11'7" x 7'3"

Bathroom
7'4" x 5'8"

Externally
To the rear is a pleasant private yard and to the front is a low maintenance garden.

Tenure
Freehold

