



## 26 Brookfield

West Allotment, Newcastle Upon Tyne, NE27 0BJ

**\*\* THIS PROPERTY IS NOW "SALE AGREED" AND THERE ARE TO BE NO FURTHER VIEWINGS - WE WOULD LOVE TO HEAR FROM YOU IF YOU HAVE A PROPERTY TO SELL AND WANT ONE OF OUR "GONE" BOARDS TOO! PLEASE GET IN TOUCH \*\***

**THREE-BEDROOM SEMI -DETACHED HOUSE \*\*\*\* SPACIOUS CONSERVATORY TO REAR \*\*\*\* DOWNSTAIRS WC \*\*\*\* GARAGE & OFF STREET PARKING \*\*\*\* SUPERB MODERN KITCHEN \*\*\*\* LOW MAINTENANCE REAR GARDEN \*\*\*\***

Offered for sale as part of a builder's part exchange scheme is this stunning three-bedroom semi-detached house which is in a great location and is ready to move into. The home has a superb modern kitchen with an extensive range of integrated appliances, there has also been the addition of a large L-shaped conservatory to the rear providing ample additional living space. Brookfield is situated within easy reach of local amenities and is very well-placed for access to the A19 and road links to the coast. On the ground floor, there is a welcoming hallway, cloaks/WC, kitchen, open plan lounge/dining room, and a larger-than-average conservatory. On the first floor is the master bedroom together with en-suite, two further bedrooms, and a family bathroom. There is a small low-maintenance garden to the front, a garage and space for off-street parking, and a paved garden to the rear. Council tax band C. Energy rating C. Freehold.

**Price £235,000**

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- Three Bedrooms
- En-Suite & Downstairs WC
- Modern Kitchen + Appliances
- Spacious Conservatory
- Garage & Parking
- Builders Part Exchange
- Council Tax Band C
- Freehold
- Energy Rating C

### Hallway

### Cloaks/WC

6'3" x 2'11" (1.93 x 0.89)

### Kitchen

10'0" x 9'8" (3.05 x 2.97)

### Lounge Area

9'4" x 12'4" max (2.85 x 3.77 max)

### Dining Area

13'6" x 9'10" (4.14 x 3.01)

### Conservatory

16'7" x 9'7" + 9'0" x 7'2" I shaped  
(5.06 x 2.93 + 2.75 x 2.19 I shaped)

### Landing

### Bedroom 1

10'7" x 10'6" (3.25 x 3.21)

### En-Suite

8'2" x 2'5" (2.50 x 0.74)

### Bedroom 2

9'4" x 8'8" (2.85 x 2.66)

### Bedroom 3

9'11" into robe x 6'4" (3.03 into robe  
x 1.95)

### Family Bathroom

6'10" x 6'5" (2.10 x 1.98)

### External

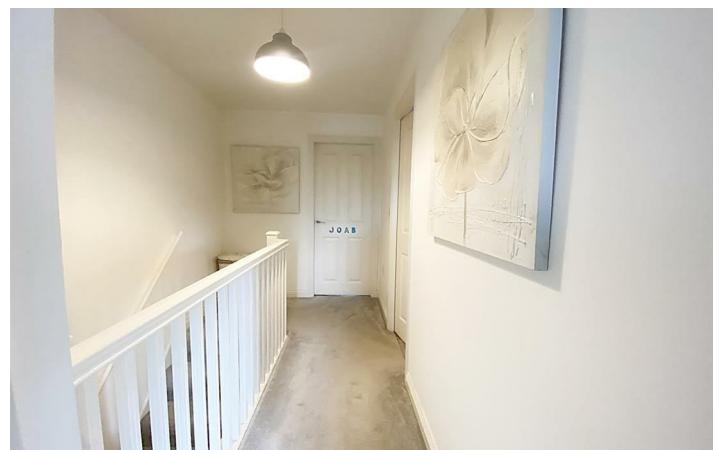
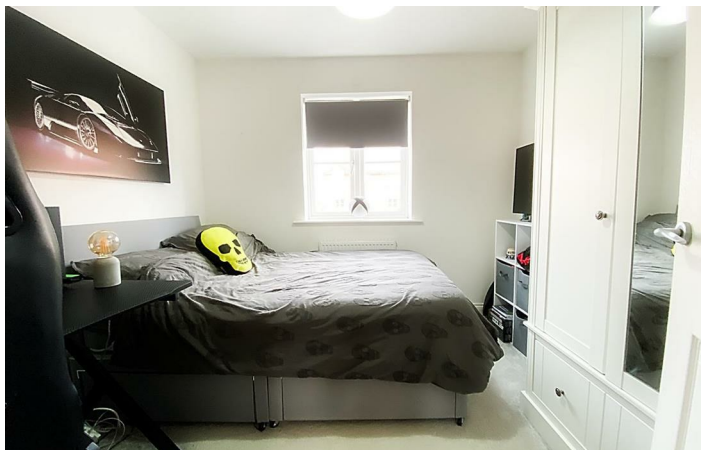
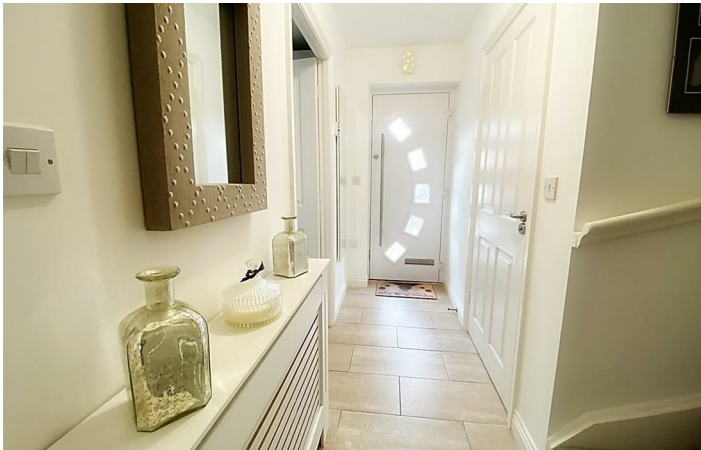


### Directions













Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	73	
(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	