



## Heathfield

West Allotment, NE27 0BP

Asking Price £265,000



- Modern Townhouse
- Master En-suite
- Modern with many integrated appliances
- Family bathroom + Ground floor WC
- Gardens to front, side and rear

- Three double bedrooms
- Open-plan dining kitchen
- Juliette balcony to large living room
- Garage and carport
- Chain-free

# Heathfield

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Offered with no onward chain, this well-proportioned modern townhouse offers versatile living across three floors, complete with gardens to the front, side, and rear. Also with garage and carport.

The ground floor features a stylish open-plan dining kitchen, fully fitted with integrated appliances and opening out through French doors to the rear patio. A convenient cloakroom/WC is also located on this level.

On the first floor, you'll find a generous living room with Juliette balcony, alongside the master suite, which includes a double bedroom and ensuite shower room.

The top floor boasts two further large double bedrooms and family bathroom.

### External

Garden to front of property with driveway leading to carport. Garden laid to lawn with mature hedges as boundaries.

### Entrance Vestibule

6'2" x 6'0" (1.88 x 1.83)

Entrance Vestibule with tiled floor; Radiator and neutral décor leading to;

### Hallway

3'2" x 4'2" (0.97 x 1.29)

Hallway with access to the stairs; w/c cloak and open-plan dining kitchen.

### Cloak/WC

2'7" x 6'2" (0.8 x 1.88)

Ground floor WC / Cloakroom with wc and handwash basin off the main hall.

### Dining Room

11'3" x 8'9" (3.45 x 2.69)

The dining room is ideal for entertaining and family life with open access to the fitted kitchen and uPVC French Doors to the rear garden. In Neutral décor with a practical continuation of the tiled flooring which is throughout the ground floor.

### Kitchen Area

11'3" x 7'1" (3.45 x 2.16)

Kitchen with fitted units and counter encompassing three sides of room. With integrated fridge; freezer; washing machine; dish washer; oven and hob with extractor over.

### Landing

6'2" x 3'4" (1.88 x 1.02)

Carpeted stairs lead up to the first floor, and a small landing giving access to the master suite and to the spacious living room. There is also a cupboard housing the hot water system.

### Master Bedroom

10'2" x 16'7" (3.10 x 5.08)

Generously sized master with uPVC double Glazed windows to opposing aspects. Leading to;

### Ensuite

6'2" x 7'3" (1.88 x 2.23)

Ensuite shower room with WC and recent shower in double cubicle.

### Living Room

11'3" x 16'7" (3.45 x 5.08)

Carpeted living room with Juliette balcony to front aspect and windows to opposite aspect. Also enjoying fireplace on feature wall.

### Top Floor Landing

6'2" x 3'4" (1.88 x 1.02)

The central stairs continue up to a small landing on the second floor which allows access to the two bedrooms and the family bathroom.

### Second Bedroom

11'7" x 14'8" (3.55 x 4.48)

Second Bedroom to right of Landing. Carpeted with dormer to front and Velux window to the rear.

### Third Bedroom

10'2" x 14'8" (3.1 x 4.48)

Third Bedroom to left of Landing. Carpeted with dormer to front and Velux window to the rear.

### Bathroom

6'2" x 5'4" (1.88 x 1.65)

Fitted with suite comprising white wc; handwash basin and panelled bath, and having velux to the front aspect.

### Car Port

Sizeable space with power, suitable for parking; storage or even home gym.

### Gardens

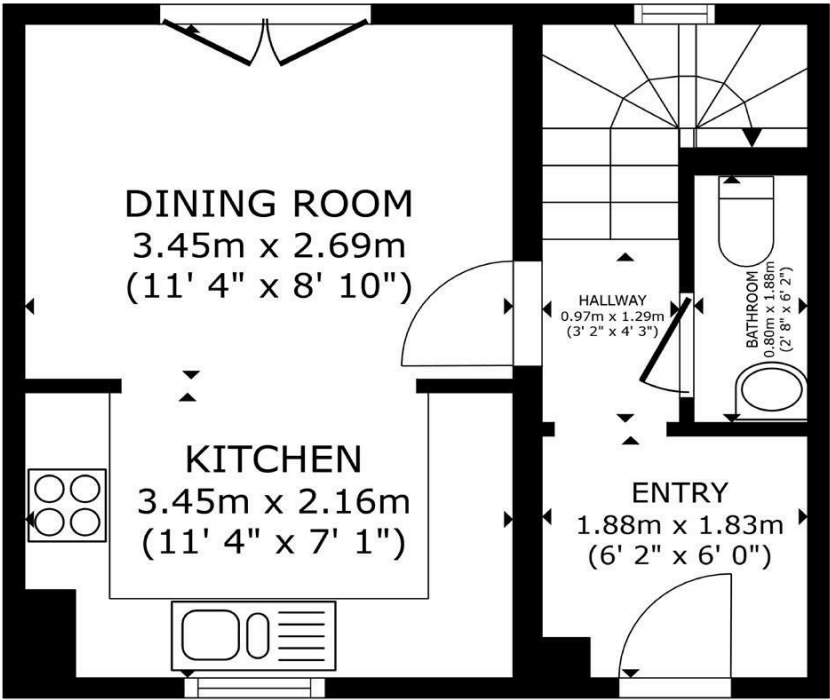
South-facing side and rear gardens laid to lawn with central garage.

### Garage

Detached garage accessible through the Carport. Providing secure parking or additional storage.



Floorplan



FLOOR 1



GROSS INTERNAL AREA  
FLOOR 1 27.4 m<sup>2</sup> (295 sq.ft.) FLOOR 2 44.3 m<sup>2</sup> (477 sq.ft.) FLOOR 3 37.1 m<sup>2</sup> (399 sq.ft.)  
TOTAL : 108.8 m<sup>2</sup> (1,171 sq.ft.)  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



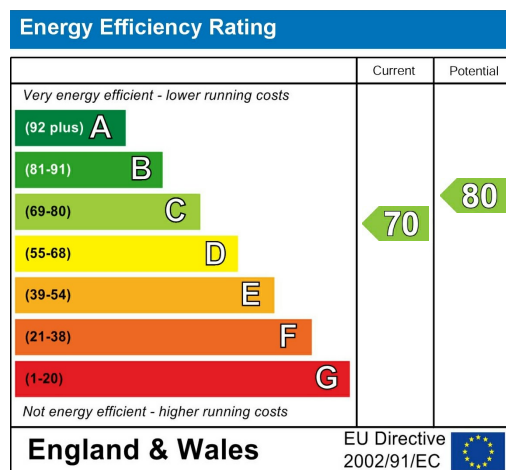








## Energy Efficiency Graph

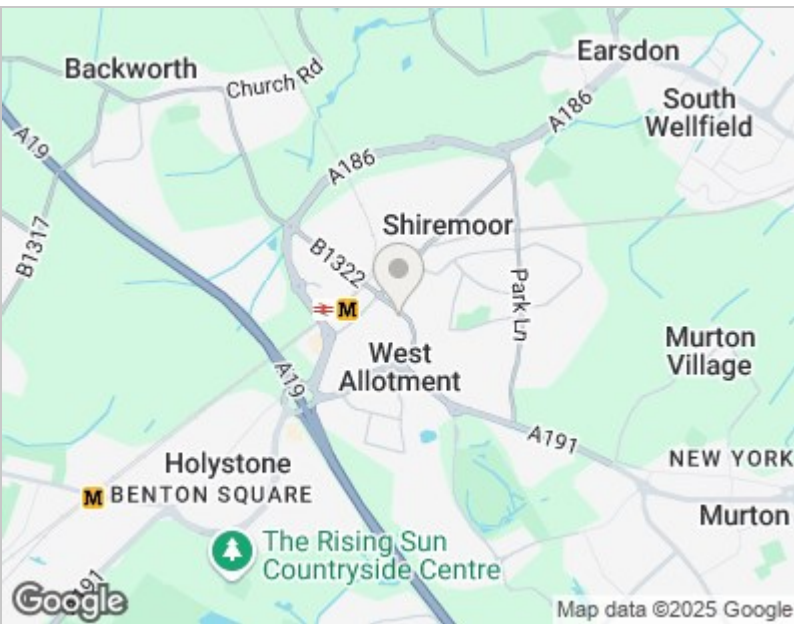


## Viewing

Please contact our Hunters North Shields Office on 0191 290 6000 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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