



To buy

### 3 bed semi-detached house to buy in NE27

Murrayfields, West Allotment, Newcastle upon Tyne, Tyne and Wear, NE27 0RF

**£315,000** Offers over

🏠 x3 🚗 x1 🚲 x1

Tenure

**Freehold**

Driveway parking

### Property features

- ✓ Three bedroom
- ✓ Detached house
- ✓ Situated in West Allotment
- ✓ Close to local amenities
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas

## Description

We are thrilled to present this beautifully maintained three-bedroom detached house located in the sought-after area of West Allotment. This home benefits from proximity to local amenities and excellent transport links, making it an ideal choice for families and commuters alike.

Upon entering, you are greeted by a spacious entrance hall that leads to a convenient cloakroom. The inviting lounge offers a cosy atmosphere, perfect for relaxation. The highlight of the home is undoubtedly the stunning kitchen-dining area, designed to impress with its generous space for family gatherings. This area seamlessly transitions into a delightful family area, creating an open and welcoming environment.

Additional features include a utility room and a storeroom that presents a versatile space for a playroom or a home office. Also a half garage, providing ample storage solutions.

As you make your way to the first floor, you will find a well-appointed master bedroom complete with an ensuite bathroom, along with two additional bedrooms that are perfect for family or guests. A spacious family bathroom serves the other bedrooms, ensuring convenience for everyone.

Externally, the property features a driveway, along with a beautifully landscaped rear garden, offering a tranquil outdoor space for relaxation and entertaining. This charming house truly has it all!

Council Tax Band: C

Tenure: Freehold

Price: Offers over £315,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

## Entrance hallway

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### Lounge

4.72m x 3.95m (15'5" x 12'11")



### Kitchen

7.56m x 4.99m (24'9" x 16'4")



### Dining area



### Utility room

2.41m x 2.52m (7'10" x 8'3")



### Store room

2.55m x 2.02m (8'4" x 6'7")

## Half garage



## Landing



## Master bedroom

*2.88m x 3.90m (9'5" x 12'9")*



## En-suite



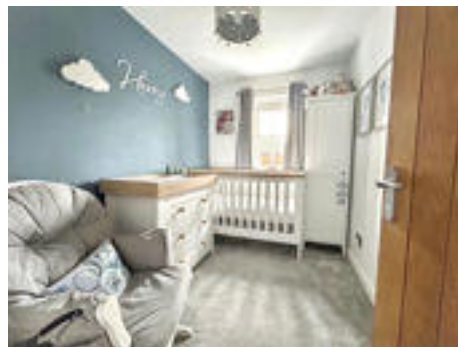
## Bedroom two

*3.07m x 2.85m (10'0" x 9'4")*



## Bedroom three

2.84m x 2.04m (9'3" x 6'8")



## Bathroom

2.00m x 1.68m (6'6" x 5'6")

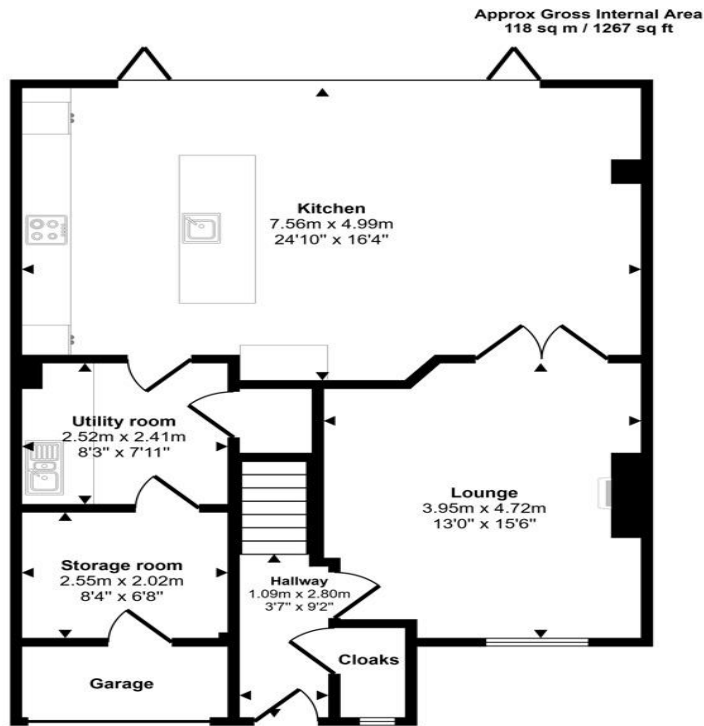


## Driveway

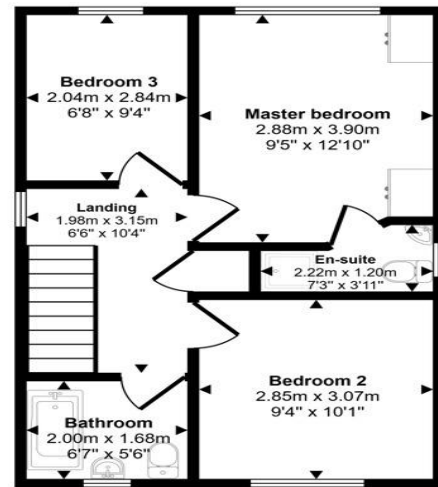


## Rear garden





**Ground Floor**  
Approx 77 sq m / 833 sq ft



**First Floor**  
Approx 40 sq m / 433 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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