



Brookfield West Allotment

A substantial, double fronted, detached family home with a sought-after South Facing rear garden, double length driveway and garage. Commanding a delightful position on this highly sought after modern development, with excellent transport links to the City Centre, A19 North and South, Cobalt Business Park and Silverlink. With nearby Metros, shops, schools and amenities this lovely family home won't remain on the open market long! Impressive hallway, 20'8 lounge with dual aspect and French doors opening out to the garden area. Separate dining room, stylish family breakfasting kitchen with integrated appliances, utility area, downstairs cloaks/w.c. Spacious first floor landing area, four double bedrooms, the principle with contemporary en-suite shower room. Family bathroom, landscaped, South facing rear garden with block paved patios, mature borders, lawn, gated access to the garage and front driveway with parking for at least two cars. This family home also has the benefit of no onward chain!

£320,000

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: Impressive hallway with staircase to the first floor, radiator, door to:

LOUNGE: (dual aspect): 20'8 x 10'9, (6.30m x 3.28m), a beautiful, light and airy front room with double glazed window and double-glazed French doors opening out to the rear garden, two radiators



DINING ROOM: (front): 11'9 x 10'10, (3.58m x 3.30m), double doors into the room, double glazed window, radiator

DINING KITCHEN: (rear): 15'1 x 10'3, narrowing to 9'3, (4.59m x 3.12m narrowing to 2.82m), a stylish fitted breakfasting kitchen, incorporating a range of base, wall and drawer units, roll edge worktops, integrated electric oven, electric hob, cooker hood, one and a half bowl sink unit with mixer taps, radiator, tiled splashbacks, tile effect flooring, double glazed window, opening through to:



UTILITY AREA: 5'6 x 4'2, (1.68m x 1.28m), modern worktop, plumbing for automatic washing machine, fitted base unit, tile effect flooring, central heating boiler, double glazed door to the rear garden, door to:



DOWNSTAIRS CLOAKS/W.C.: Pedestal washbasin, low level w.c. with push button cistern, double glazed window, radiator, tile effect flooring

FIRST FLOOR LANDING AREA: impressive landing with double glazed window, airing cupboard housing hot water tank, additional storage cupboard, door to:

BEDROOM ONE: (front): 12'9 x 11'1, (3.89m x 3.38m), plus recess, double glazed window, radiator, door to:

EN-SUITE SHOWER ROOM: Contemporary en-suite, comprising of, large shower cubicle, chrome shower, pedestal washbasin, low level w.c. with push button cistern, fully tiled walls, radiator, tile effect flooring

BEDROOM TWO: (rear): 11'8 x 11'3, (3.56m x 3.43m), radiator, double glazed window

BEDROOM THREE: (front): 11'2 x 7'7, (3.40m x 2.31m), radiator, double glazed window, laminate flooring

BEDROOM FOUR: (rear): 9'2 x 9'2, (2.79m x 2.79m), radiator, double glazed window

BATHROOM: 6'4 x 6'2, (1.93m x 1.88m), stylish family bathroom, comprising of, bath with hot and cold mixer taps, shower spray off, pedestal washbasin, low level w.c., tile effect flooring, modern tiling, double glazed window, radiator

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE: Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from 31/01/2024

Ground Rent: £177.98 annually

COUNCIL TAX BAND: D

EPC RATING: C

WB2439.AI.AI.1/05/24.V.2





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-100)		90
B	(81-91)		
C	(69-80)		76
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

