



Carlisle Terrace | West Allotment | NE27 0EL

£150,000

There is a real sense of space throughout this three-bedroom mid terrace home, with a substantial lounge, an impressive dining kitchen extending across the rear of the property and well-proportioned bedrooms arranged over the first floor. The lounge immediately impresses with its generous proportions, offering ample space for both seating and entertaining. A feature fireplace forms the focal point of the room, while the large front-facing window allows natural light to fill the space throughout the day. To the rear, the kitchen and dining area stretches the full width of the property. Contemporary cabinetry, contrasting work surfaces and tiled finishes combine to create a practical and stylish room, with plenty of space for dining and everyday living. Direct access to the rear yard further enhances the functionality of the space. Upstairs, three bedrooms provide flexible accommodation. The principal bedroom is a particularly comfortable double complete with fitted wardrobes, while the second bedroom is another well-proportioned room overlooking the rear. The third bedroom offers versatility as a bedroom, guest room or home office. Completing the first floor is a spacious bathroom fitted with both a bath and separate shower enclosure, finished with full-height tiling for a smart and timeless appearance. Externally, the property benefits from a private rear yard with space for outdoor seating together with access via a double width roller shutter door, providing the option for off-street parking. Situated within West Allotment, the property enjoys convenient access to local amenities, schools, Silverlink Retail Park, the A19 and wider transport links, making it well placed for commuting across the region.



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Three Bedroom Mid Terrace Home

**Spacious Lounge with Feature
Fireplace**

**Attractive Dining Kitchen Spanning
the Rear of the Property**

**Large Bathroom with Separate Bath
and Shower**

**Principal Bedroom with Great
Storage**

**Private Enclosed Rear Yard with
Double Width Roller Door**

**Access to Local Amenities, Schools,
the A19 and Wider Transport Links**

Well Presented Throughout

For any more information regarding the property please contact us today

ENTRANCE HALL: Front entrance door, staircase to first floor, door to:

LOUNGE: 15'07" x 16'00" (4.75m x 4.88m): Double glazed window to front, radiator, feature fireplace with inset gas fire, decorative feature wall, decorative coving, ceiling rose, double doors to:

DINING KITCHEN: 8'11" x 17'07" (2.72m x 5.36m) Plus under stairs cupboard: Double glazed windows to rear, double glazed rear access door, fitted wall and base units, work surfaces, basin with mixer tap, tiled splashbacks, gas cooker point, plumbing for washing machine, plumbing for dishwasher, space for fridge freezer, wall mounted gas combi boiler, dining area, radiator, tiled flooring, decorative coving, under stairs storage cupboard.

EXTERNALLY: Private enclosed rear yard providing space for outdoor seating and entertaining. Roller shutter access to the rear allows great access and secure off-street parking within the yard if required.

FIRST FLOOR LANDING: Door to:

BEDROOM ONE: 8'08" x 13'10" (2.64m x 4.22m): Double glazed window to front, radiator, two storage cupboards/wardrobes.

BEDROOM TWO: 9'04" x 8'10" (2.84m x 2.69m): Double glazed window to rear, radiator.

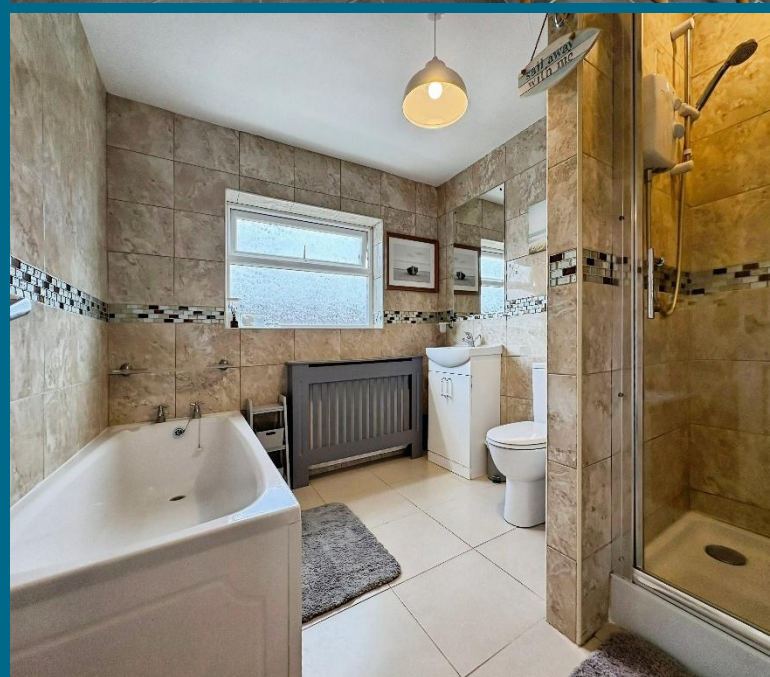
BEDROOM THREE: 12'10" x 6'04" (3.91m x 1.93m): Double glazed window to front, radiator.

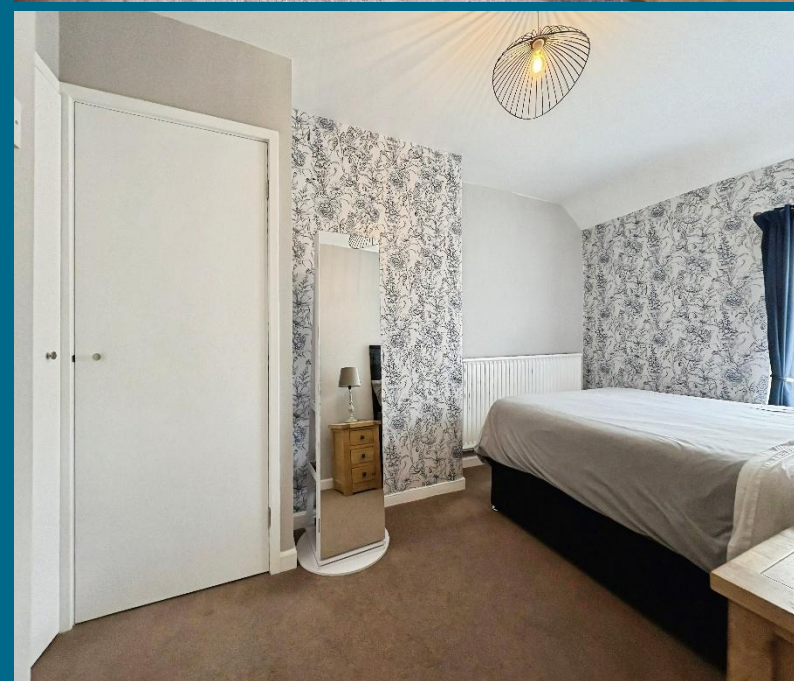
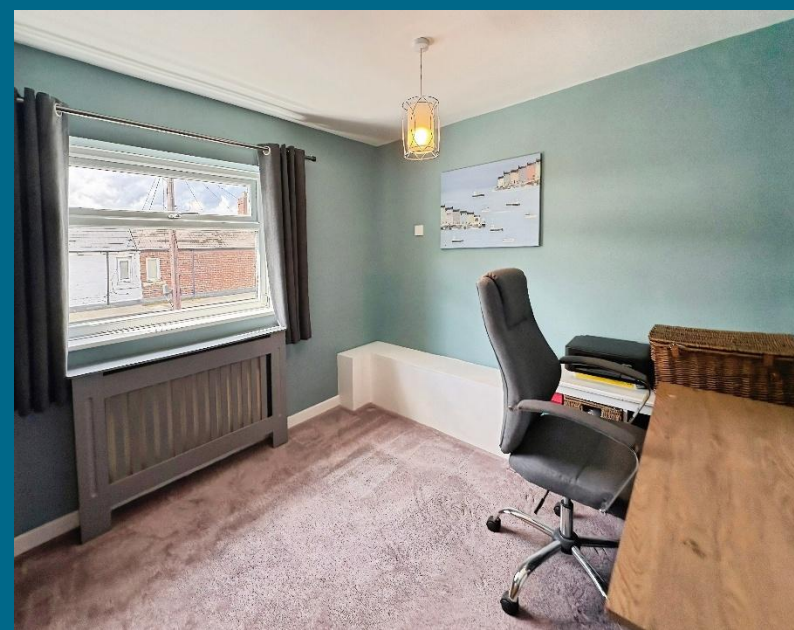
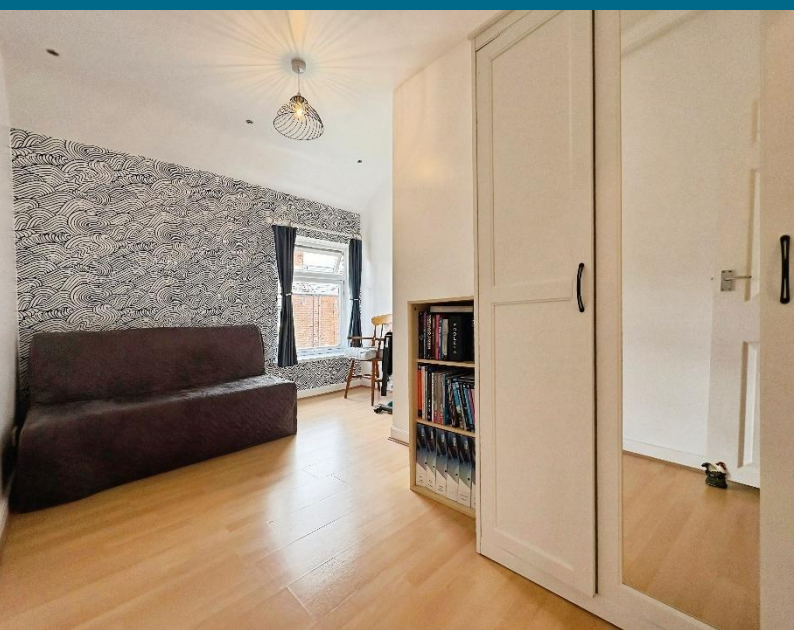
BATHROOM: 8'09" x 7'10" (2.67m x 2.39m): Double glazed frosted window, panelled bath, shower enclosure with electric shower, wash hand basin set within vanity unit, low level WC, fully tiled walls, tiled flooring, radiator.

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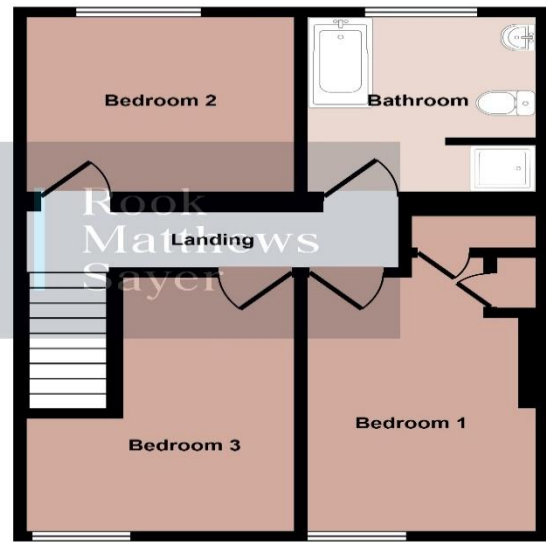
RMS | Rook
Matthews
Sayer







Ground Floor



First Floor

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.

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains
- Broadband: FTTP
- Mobile Signal Coverage Blackspot: No
- Parking: On street

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: A

EPC RATING: D

WB3905 T.J.DB.22.06.2026 V.1

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.

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