

# SIGNATURE

## NORTH EAST

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📍 Cloverfield, Newcastle Upon Tyne NE27 0BX

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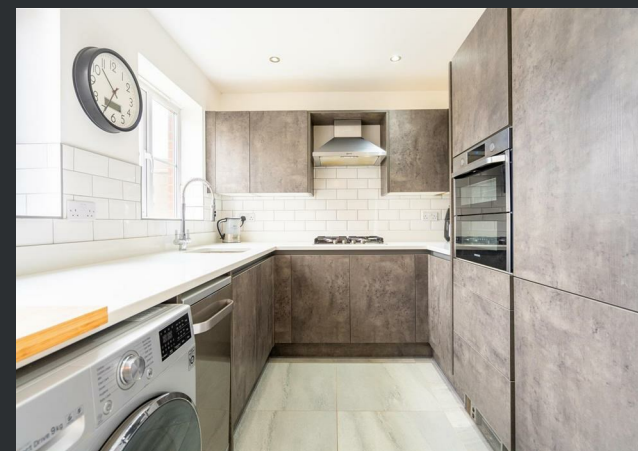
**Offers Over £225,000**

Signature North East are delighted to welcome to the market this refurbished three-bedroom end-terraced home, ideally located in West Allotment, Newcastle. Positioned next to Cobalt Business Park and located near the new Northumberland Station, offering an express train to Newcastle. The property also benefits from excellent access to the A19 and nearby Metro links, providing quick routes to the city centre, coast, and airport. The area features Silverlink Biodiversity Park, local shops, gyms, and a strong community feel.

Upon entering, you are welcomed into a central hallway with access to a ground floor W.C. The spacious living room features a bespoke media wall, a dining area, and patio doors leading to the garden. The modern kitchen, renovated in 2021, offers ample storage with wall and base units, sleek worktops, and integrated appliances including an electric oven, gas hob, and fridge/freezer. Tiled flooring runs throughout the ground floor.

To the first floor are three double bedrooms, with the third benefiting from built-in wardrobes. The family bathroom is fitted with a bathtub, shower, hand basin, and W.C. There is also access to a boarded loft for additional storage.

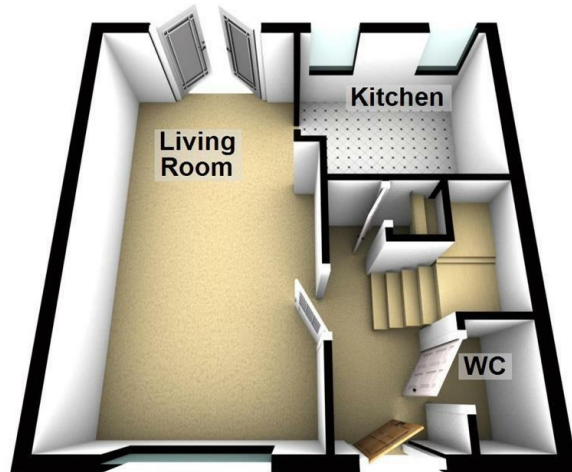
Externally, the property offers landscaped front and rear gardens with a seating area, ideal for outdoor use. A garage and one off-street parking space complete this attractive home.



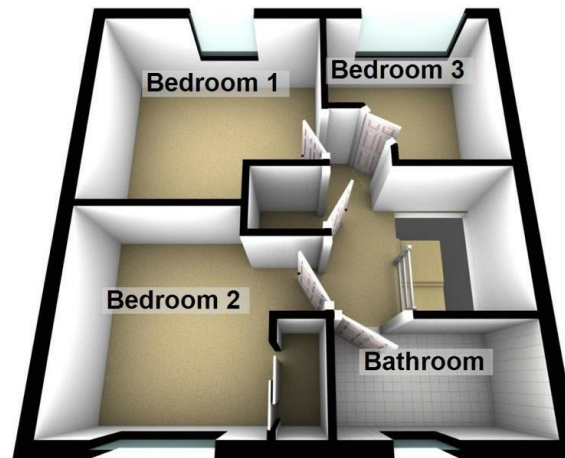
PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN

Ground Floor



First Floor



Total area: approx. 69.9 sq. metres (752.0 sq. feet)

## Measurements:

Living Room  
19'5" x 10'9"

Kitchen  
9'2" x 7'11"

WC  
2'9" x 4'11"


Bedroom One  
9'10" x 10'10"

Bedroom Two  
9'4" x 10'9"

Bedroom Three  
8'1" x 8'3"

Bathroom  
7'7" x 5'0"

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>75</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	





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