



116 Holyfields, West Allotment, Shiremoor, NE27 Offers in the region of £229,000

***DETACHED FAMILY HOME**THREE DOUBLE BEDROOMS** CUL-DE-SAC LOCATION**THREE RECEPTION ROOMS**CONSERVATORY** DOUBLE LENGTH DRIVE**

Trading Places are delighted to bring to the market for sale this lovely three bedroom detached family home situated in a small cul-de-sac location on this popular residential development of West Allotment on Holyfields. The property has been extended to the front to create a larger second bedroom and a study/play room to the ground floor. The accommodation offers spacious accommodation over two floors, immaculately presented throughout, and has been very well maintained by the current owner offering a high standard of fixtures and fittings.

Conveniently situated close to local shopping facilities, amenities and having easy access to transport links for commuting into Newcastle and coastal towns as well as the A19 for connecting roads travelling to North and South of the Tyne.

Benefitting from double glazing, gas central heating, security alarm system and briefly comprising of:- Entrance lobby, study/playroom to the front previously the integral garage, cloaks WC, lounge, dining room with patio doors leading into conservatory, fitted modern breakfasting kitchen with a range of oak wood units and granite surfaces with integrated appliances. To the first floor there are three double bedrooms all with built in wardrobes, the master having en-suite shower room/WC and a family contemporary style bathroom/WC. Externally there are front and rear gardens and there is a double length drive which provides off street parking. Viewing is strongly recommended to appreciate such a lovely modern family home ready to move straight into. Please call our branch on 0191-2511189 to arrange an appointment. EPC Rating C.



