



Heathfield West Allotment

A gorgeous, modern, semi-detached family home on this highly sought after development. Boasting a superb, extensive garden to both the side and rear with a desirable sunny aspect. The driveway is long and could potentially house two/three cars, also benefiting from a car port and spacious garage. Heathfield is in a prime location, perfect for commuting and close to the Silverlink, Cobalt Business Park, A19 North and South and the A1058 City Centre. There are local shops, schools and the Metro also within walking distance. There is a welcoming hallway, downstairs cloaks/wc. and a stunning family dining kitchen with Peninsula/breakfast bar, integrated appliances and French doors out to the rear garden. The first-floor lounge is dual aspect with Juliette balcony, allowing maximum light into this spacious living and dining area. The principle, bedroom is tastefully presented with contemporary and stylish en-suite shower room. To the second floor are two large double bedrooms, both dual aspect and a splendid family bathroom.

£270,000

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Double Glazed Entrance Door to:

ENTRANCE HALL: radiator, turned staircase to the first floor, door to:

DOWNSTAIRS CLOAKS/W.C.: pedestal washbasin, low level w.c. with push button cistern, tiled splashbacks



DINING KITCHEN: (dual aspect): 16'4 x 11'4, (4.98m x 3.45m), a stunning, re-fitted, high gloss range of units, incorporating base, wall and drawer units, complimentary worktops, integrated double oven, hob, cooker hood, integrated fridge, freezer, dishwasher and washing machine, spotlights to ceiling, gorgeous Peninsula/breakfast bar, one and a half bowl sink unit with mixer taps, double glazed window, double glazed French doors out to the garden area, radiator, laminate flooring

FIRST FLOOR LANDING AREA: double glazed window, turned staircase to the second floor, airing cupboard housing hot water tank, door to:



LOUNGE/DINING ROOM: (dual aspect): 16'4 x 11'5, (4.98m x 3.48m), fabulous, light and airy living area with double glazed French doors and Juliette balcony, additional double-glazed window, two radiators

BEDROOM ONE: (dual aspect): 16'3 x 9'7, (4.95m x 2.92m), two radiators, two double glazed windows, door to:

EN-SUITE SHOWER ROOM: contemporary and stylish en-suite, comprising of, walk-in shower cubicle with chrome shower and additional forest waterfall spray, large, vanity sink unit with mixer taps, fitted mirror, low level w.c. with push button cistern, panelled ceiling with spotlights, fully tiled walls and floor, chrome ladder radiator

SECOND FLOOR LANDING AREA: loft access, door to:

FAMILY BATHROOM: contemporary bathroom, comprising of, bath, pedestal washbasin, low level w.c. with push button cistern, half tiled walls, tiled floor, Velux window, radiator



BEDROOM TWO: (dual aspect): 14'0 x 10'0, (4.27m x 3.05m), beautiful double bedroom with feature panelling to wall, measurements into double glazed dormer window, Velux window, radiator

BEDROOM THREE: (dual aspect): 15'0 x 11'8, (4.57m x 3.56m), into double glazed dormer window, Velux window, radiator

EXTERNALLY: beautiful rear garden with delightful sunny aspect. Mainly lawned with patio, additional, large side plot, outside tap, gated access to car port, two/three car driveway and garage, front garden

PRIMARY SERVICES SUPPLY

- Electricity: Mains
- Water: Mains
- Sewerage: Mains
- Heating: Mains/Gas
- Broadband: Fibre to Premises
- Mobile Signal Coverage Blackspot: No
- Parking: Garage

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

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: C

EPC RATING: C

WB2702.AI.DB.30/09/2024.V.1



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	86
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & 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

