



## Bayfield

### West Allotment

A gorgeous, three- story family semi-detached home beautifully positioned on this sought after modern development. Close to the Metro, local shops, schools and major transport links, it offers superb family accommodation for anyone who needs to commute or be close to transport. The property is available with no onward chain and boasts a fabulous South-West facing rear garden, ensuring you can catch those rays in summer and spring months. The garden is mainly lawned with patios and access to the side driveway and garage. You are welcomed into the spacious hallway, with downstairs cloaks/wc and a stylish, contemporary dining kitchen with French door out to the garden. The kitchen is modern and benefits from integrated appliances. To the first floor is a 17'11 lounge/dining room with delightful dual aspect and Juliette balcony. The principle, bedroom enjoys a modern en-suite shower room, located on the first floor. To the second floor there are two further double bedrooms and a splendid family bathroom. A beautiful home with great outdoor space!

# £280,000

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Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** spacious hallway with turned staircase up to the first floor, tiled floor, under-stair cupboard, radiator, door to:

**DOWNSTAIRS CLOAKS/W.C.:** pedestal washbasin, low level w.c. with push button cistern, chrome radiator, tiled floor, double glazed window, tiled splashbacks



**DINING KITCHEN:** (rear): 14'8 x 12'9, (4.47m x 3.89m), a stylish and contemporary family dining kitchen, incorporating a range of base, wall and drawer units, contrasting worktops, integrated double oven, gas hob, cooker hood, one and a half bowl sink unit with mixer taps, tiled floor, radiator, plumbed for automatic washing machine, double glazed French door out to the garden

**FIRST FLOOR LANDING AREA:** staircase up to the second floor

**BEDROOM ONE:** (front): 12'3 x 9'9, (3.73m x 2.97m), double glazed window, radiator, door to:



**LOUNGE/DINING ROOM:** (dual aspect): 17'1 x 11'2, (5.46m x 3.40m), a delightful, light and airy room with dual aspect, double glazed window, double glazed French door to Juliette balcony, radiator, modern, wall mounted electric fire

**EN-SUITE SHOWER ROOM:** stylish en-suite, comprising of, shower cubicle, chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, radiator, tiled floor, double glazed window, spotlights to ceiling, shaver point

**SECOND FLOOR LANDING AREA:** Loft access, Velux window, door to:

**FAMILY BATHROOM:** stylish and modern, with bath, pedestal washbasin with mixer taps, low level w.c. with push button cistern, part tiled walls, tiled floor, Velux window, chrome ladder radiator

**BEDROOM TWO:** (front): 14'5 x 8'4, (4.39m x 2.54m), double glazed window, radiator

**BEDROOM THREE:** (front): 14'8 x 7'11, (4.47m x 2.41m), radiator, double glazed window

**EXTERNALLY:** a gorgeous South- Westerly, garden, with patio, lawn and decked patio with outside electric point, tap, gated access to the front driveway and garage





PRIMARY SERVICES SUPPLY

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

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: C

EPC RATING: C

WB2799.AI.DB.24.03.2025 V.2

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		







**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**

