



Cloverfield | West Allotment | NE27 0BE

£245,000

Beautifully presented three-bedroom end terrace home situated within a popular development in West Allotment. Offering stylish modern accommodation throughout, the property benefits from an impressive open-plan lounge/dining room with French doors to the rear garden, an upgraded contemporary kitchen with breakfast bar seating, utility, principal bedroom with modern en-suite, two further bedrooms and a stylish family bathroom. Externally there is a landscaped rear garden with decking and lawned areas together with a driveway and garage to the side. Ideally located close to local amenities, schools and excellent transport links including the Coast Road, Silverlink and nearby Metro services.

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1



2

**"THREE BEDROOM END
TERRACE**

**PRINCIPAL BEDROOM
WITH EN-SUITE**

MODERN BATHROOM

**EXCELLENT ACCESS TO
TRANSPORT LINKS AND
AMENITIES**

**UPGRADED
CONTEMPORARY KITCHEN**

GARAGE

DRIVEWAY

**LANDSCAPED REAR GARDEN
WITH DECKING**

For any more information regarding the property please contact us today

ENTRANCE HALLWAY: Front entrance door, radiator, staircase to first floor, open plan to:

KITCHEN 13'02" x 9'08" (4.01m x 2.95m): Double glazed window, fitted wall and base units, breakfast bar seating area, integrated oven and microwave, dishwasher, hob with cooker hood, sink unit, tiled splashbacks.

UTILITY: Double glazed window, fitted utility area with plumbing for washer, radiator.

LIVING/DINING ROOM 16'07" x 15'02" (5.05m x 4.62m) Including storage cupboard: Double glazed French doors to rear garden, double glazed window, radiator, understairs storage cupboard.

FIRST FLOOR LANDING: Loft access hatch, door to:

BEDROOM ONE 12'00" x 9'07" (3.66m x 2.92m): Double glazed window, radiator, door to:

EN-SUITE 7'04" x 3'09" (2.24m x 1.14m) Plus shower enclosure: Walk in shower, vanity wash hand basin, low level W.C, tiled walls, towel radiator.

BEDROOM TWO 9'00" x 9'08" (2.74m x 2.95m): Double glazed window, radiator.

BEDROOM THREE 6'08" x 8'00" (2.03m x 2.44m): Double glazed window, radiator.

BATHROOM 6'01" x 6'08" (1.85m x 2.03m): Panelled bath, wash hand basin, low level WC, part tiled walls, tiled flooring, towel radiator.

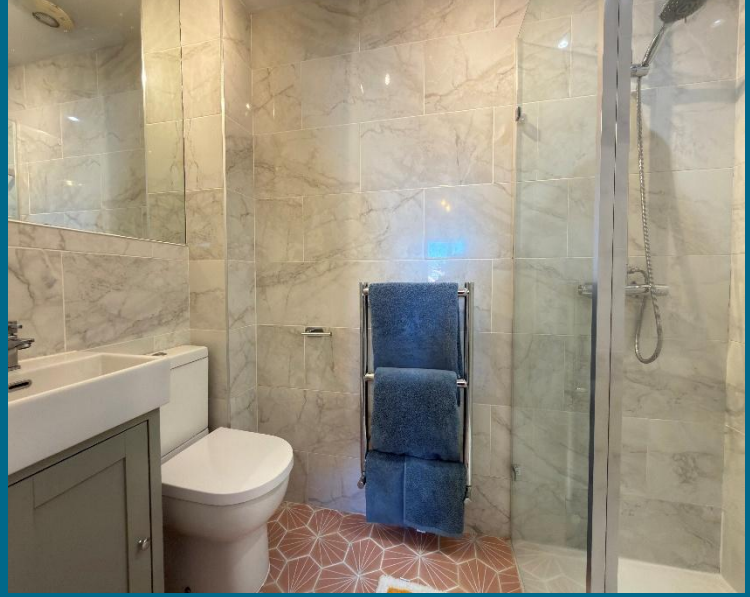
EXTERNALLY: Lawned and decked rear garden with fenced boundaries and gated access. Driveway and detached garage positioned to the side providing off-street parking and storage.

T: 0191 2463666

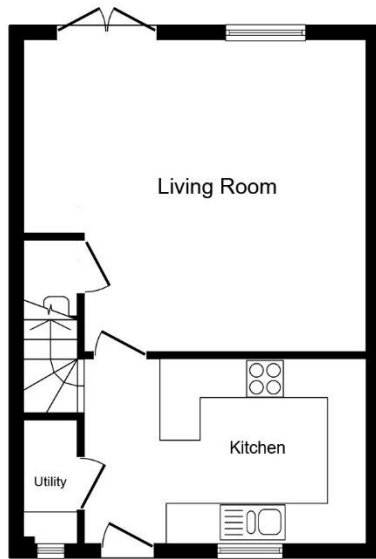
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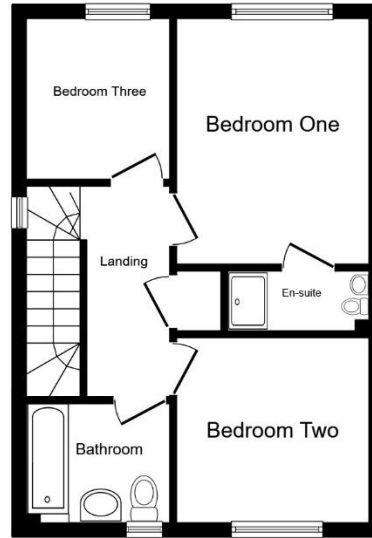




107 Cloverfield, West Allotment, NE27 0BE



Ground Floor



First Floor

Total floor area: 76.2 sq.m. (821 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTP
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

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.
Length of Lease: 125 years from 29/07/2010 Years remaining 110
Ground Rent: £126 per annum.

COUNCIL TAX BAND: C

EPC RATING: C

WB3826.TJ. DB & TJ. 26.05.2026V.1

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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