

SIGNATURE

NORTH EAST

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📍 Bayfield, West Allotment NE27 0FE

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Offers Over £228,000

Signature North East welcomes you to this three-bedroom terraced home, ideally located in the popular area of West Allotment. Perfectly positioned close to a range of local amenities, including shops, well-regarded schools and popular eateries, the property offers both comfort and convenience. Northumberland Park Metro station is also nearby, providing excellent transport links across the region and making commuting straightforward.

From the entrance hallway, you are welcomed into a stylish living room, enhanced by a bright window and elegant French doors that lead out to the rear garden, flooding the space with natural light and creating a seamless indoor-outdoor flow. The kitchen is fitted with attractive wall and base units, complemented by sleek countertops for a modern finish. Integrated appliances include an oven and hob, while a convenient WC completes the ground floor.

Continuing to the first floor, there are three well-proportioned bedrooms, two of which are generous doubles. Each bedroom offers ample space for furnishings, allowing flexibility to suit a variety of needs. The family bathroom is fitted with a bathtub, wash basin and WC, presented in a clean and practical style.

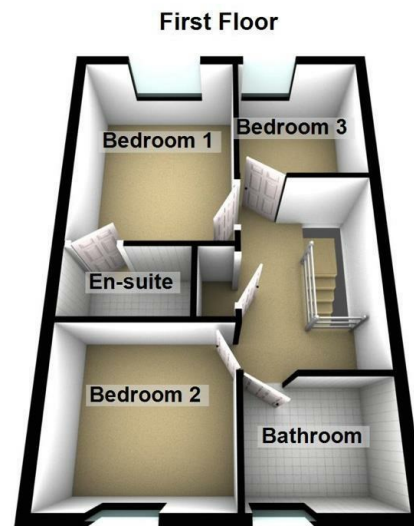
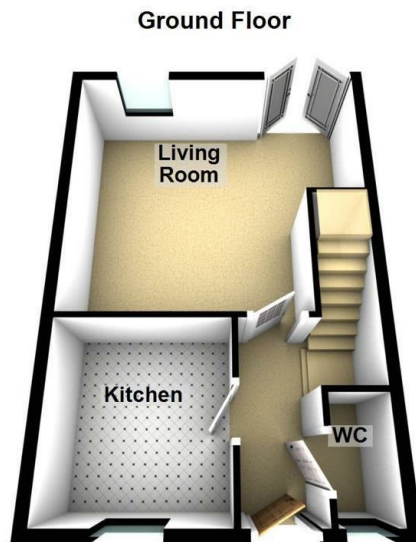
Externally, the property benefits from a peaceful rear garden laid mainly to lawn, with patio and decking areas ideal for relaxing or entertaining during the warmer months. Off-street parking is available via the garage, adding further practicality to this well-located home.

This property is offered with no onward chain.



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

PROPERTY FLOORPLAN



Total area: approx. 80.1 sq. metres (862.3 sq. feet)

Measurements:

Living room
15'1" x 16'8"

Kitchen
9'10" x 9'1"

WC
5'11" x 3'2"

Bedroom one
12'0" x 9'8"

En suite
6'8" x 3'10"

Bedroom two
8'11" x 9'8"

Bedroom three
8'0" x 6'8"

Bathroom
5'6" x 6'8"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	83
(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		





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