



Bayfield West Allotment

Just wow! We have fallen in love with this stunning, show-home standard, semi-detached family home! A popular Sandhurst design, built by well-respected builder Bellway in 2008. The standard of presentation is impeccable and the property also boasts a sought after South-Westerly rear aspect, allowing lots of sunlight and warmth to the rear. The driveway and garage are alongside the property for convenience, with the garage also having light and electricity along with access into the garden. There is a welcoming hallway with turned, feature staircase to the first floor, downstairs cloaks/wc., beautiful front facing lounge with feature panelled wall, gorgeous dining room with French doors opening out to the garden and flowing into the outstanding, high gloss kitchen with integrated appliances. There are three double bedrooms to the first floor, the principle bedroom with stylish wardrobes and luxurious en-suite shower room, contemporary family bathroom suite. Bayfield has a superb location, convenient for the Metro, local schools and has excellent transport links to the A1058 City Centre and A19 North and South.

£235,000

ROOK
MATTHEWS
SAYER

0191 246 3666
84 Park View, Whitley Bay, NE26 2TH

www.rookmatthewssayer.co.uk
whitleybay@rmsestateagents.co.uk

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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: feature turned staircase to the first floor, tiled floor, under-stair cupboard, radiator, door to:

DOWNSTAIRS CLOAKS/WC.: pedestal washbasin with mixer taps, low level w.c. with push button cistern, radiator, tiled floor, extractor

LOUNGE: (front): 14'6 x 10'7, (4.42m x 3.22m), with measurements into alcoves, a beautifully presented lounge with feature panelling to alcove, recessed hearth, down lighters into alcove, radiator, double glazed window, double doors through to:

DINING ROOM: (rear): 10'8 x 9'7, (3.25m x 2.92m), with a delightful sunny aspect, this gorgeous dining area opens through to the kitchen but also boasts double glazed French doors out to the rear garden, tiled floor, radiator

KITCHEN: 10'1 x 8'0, (3.07m x 2.44m), stunning, high gloss fitted kitchen, incorporating an excellent range of base, wall and drawer units, co-ordinating worktops, one and a half bowl sink unit with mixer taps, integrated electric oven, gas hob, cooker hood, tiled floor, Herringbone style, brick effect tiling, integrated fridge and freezer and washer dryer, vertical radiator, double glazed window

FIRST FLOOR LANDING AREA: airing cupboard housing hot water tank, loft access, door to:

BEDROOM ONE: (front): 10'4 x 8'4, (3.15m x 2.54m), gorgeous principle, bedroom with measurements into stylish mirrored wardrobes, providing ample hanging and storage space, radiator, double glazed -window, door to:



EN-SUITE SHOWER ROOM: luxurious en-suite, comprising of, shower cubicle, chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, tiled shower area and half tiled walls, chrome ladder radiator, extractor, tiled floor

BEDROOM TWO: (rear): 10'2 x 8'5, (3.10m x 2.57m), radiator, double glazed window

BEDROOM THREE: (front): 10'7 x 7'2, (3.22m x 2.18m), radiator, double glazed window

BATHROOM: fabulous, contemporary bathroom, comprising of, bath with mixer taps, pedestal washbasin with mixer taps, low level w.c. with push button cistern, tiled floor and tiled bath area, double glazed window, radiator

EXTERNALLY: stunning, South-West facing rear garden with decked patio, lawn, double glazed entrance door into the garage, which has an up and over door, electric, lighting and storage, gated access to the front driveway and garden area



PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Satellite

Mobile Signal Coverage Blackspot: No

Parking: Driveway/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.

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 01.01.2008

Ground Rent: £163 per annum

COUNCIL TAX BAND: B

EPC RATING: TBC

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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

