SIGNATURE

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CREATING MOVES, BUILDING RELATIONSHIPS,

Exceeding Expectations



FOR SALE

Bayfield

WEST ALLOTMENT, NE27 0FE

OFFERS OVER

£228,000

3 BEDROOMS · 2 BATHROOMS · 1 RECEPTIONS

WEARESIGNATURE.CO.UK

THE PROPERTY

Bayfield

OFFERS OVER £228,000 · LEASEHOLD

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 if offered with no onward chain.





KEY FEATURES

- Three-bedroom terraced home
- Popular West Allotment location
- Living room with French doors
- Kitchen with integrated oven & hob
- Ground floor WC
- Rear garden with patio & decking
- Garage
- No onward chain

- Council Tax Band C
- EPC Rating C









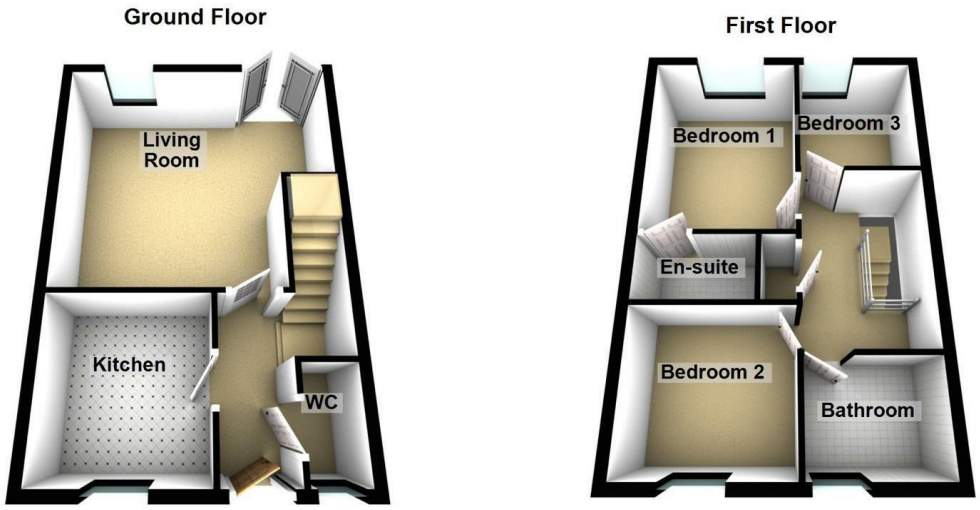


ACCOMMODATION

Room Dimensions

Living room	4.62 x 5.1 (15'1" x 16'8")
Kitchen	3.01 x 2.78 (9'10" x 9'1")
WC	1.82 x 0.97 (5'11" x 3'2")
Bedroom one	3.68 x 2.97 (12'0" x 9'8")
En suite	2.05 x 1.18 (6'8" x 3'10")
Bedroom two	2.72 x 2.97 (8'11" x 9'8")
Bedroom three	2.44 x 2.04 (8'0" x 6'8")
Bathroom	1.68 x 2.05 (5'6" x 6'8")

FLOOR PLAN



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

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