



Bayfield | West Allotment | NE27 0BH

**£195,000**

Situated in the sought-after area, this beautifully presented home is ideally placed for easy access to the A19, Silverlink, with local amenities, popular schools and transport links also close by. The property itself is a stylish two-bedroom end terrace, offering a lovely modern interior throughout. On entering, there is a welcoming lounge to the front, leading through to a spacious kitchen/diner at the rear with plenty of room for dining and French doors opening directly onto the stunning rear garden. A convenient downstairs W.C. completes the ground floor. Upstairs are two generous double bedrooms, both with fitted wardrobes, along with a modern family bathroom. Externally, the property benefits from a front garden, driveway and garage, whilst to the rear is an attractive enclosed garden with lawn and a generous patio seating area.

**RMS** | Rook  
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### **Beautiful End Terrace Family Home**

**Two Double Bedrooms with Fitted Wardrobes**

**Fabulous Kitchen/Diner with Integrated Appliances**

**Ground Floor W.C. and Family Bathroom**

### **Private Enclosed Rear Garden**

**Detached Garage and Driveway**

**Entrance Lobby and Gorgeous Lounge**

**Excellent Access to Shops, Schools and Transport Links**

**For any more information regarding the property please contact us today**

**ENTRANCE LOBBY:** front entrance door, radiator, double glazed window, door to:

**LOUNGE:** (front) 13'1 x 13'0 (3.99m x 3.96m) fabulous sized lounge, double glazed window, radiator, stairs to the first floor

**KITCHEN/DINER:** (rear) 12'2 x 13'0 (3.71m x 3.96m), stunning kitchen/diner incorporating a range of base, wall and drawer units, contrasting worktops, integrated gas hob, electric oven, cooker hood, fridge/freezer, microwave, dishwasher, one and a half drainer sink unit with taps, partially tiled walls, plumbing for washing machine, French doors to the rear garden, double glazed window

**DOWSTAIRS CLOAKS/W.C. :** convenient cloaks and w.c., comprising of, wash basin with mixer taps, low level w.c. with recessed flush, radiator, tiled walls, spotlights to ceiling

**LANDING:** spacious landing, with double glazed window and storage cupboard, door to:

**FAMILY BATHROOM:** (side) 5'8 x 7'6 (1.73m x 2.29m), panelled bath with shower and additional rainfall shower over, wash basin with mixer taps, low level w.c. with recessed flush, chrome ladder radiator, tiled walls, spotlights to ceiling

**BEDROOM ONE:** (rear) 7'6 x 11'0 (2.29m x 3.35m), fitted wardrobes, double glazed window, radiator

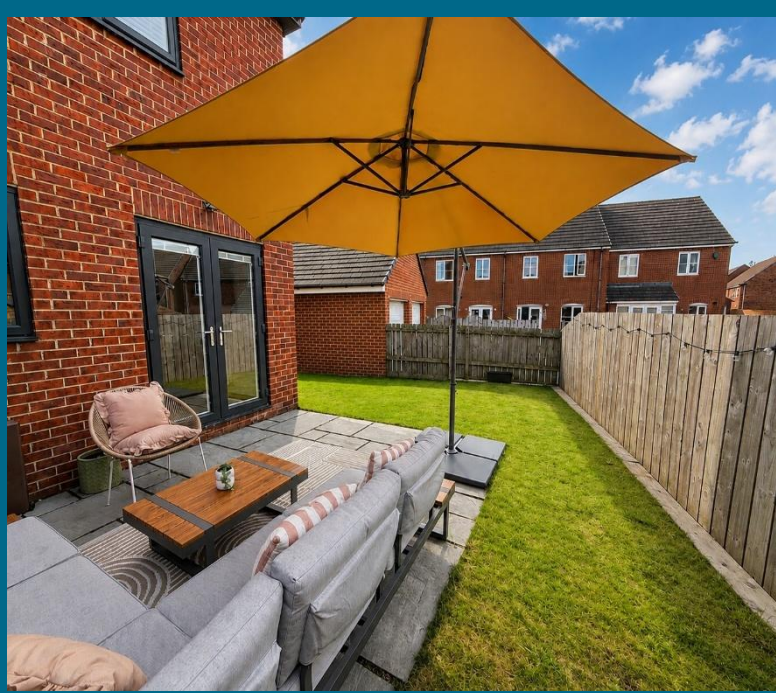
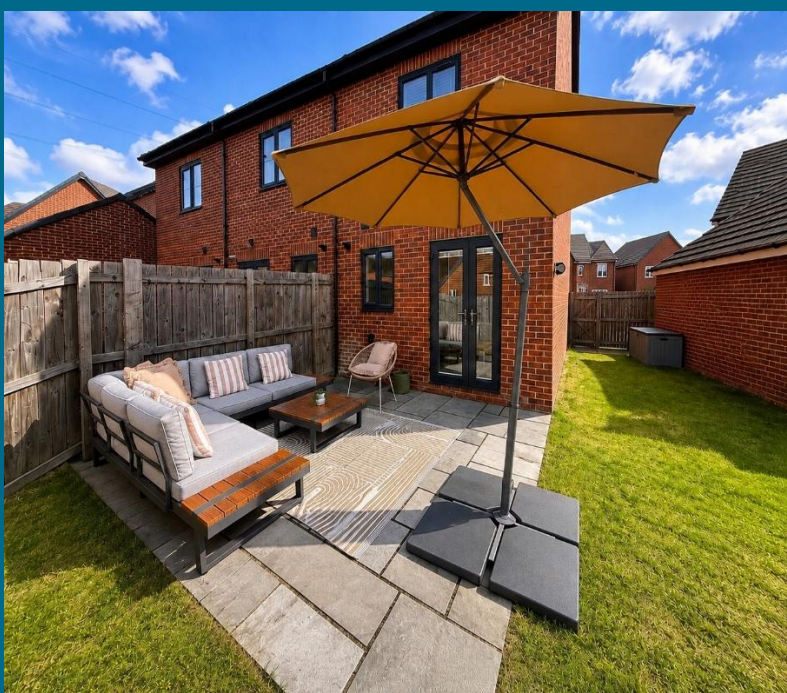
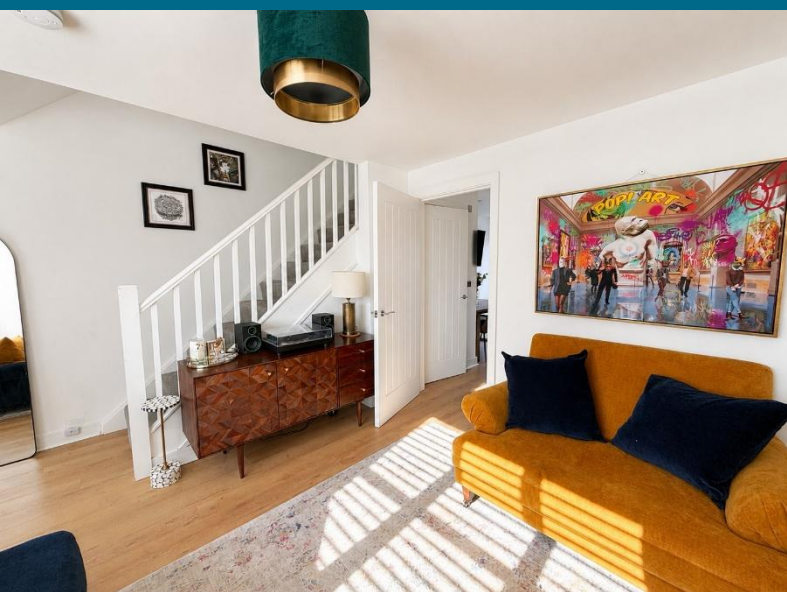
**BEDROOM TWO:** (front) 9'4 x 8'3 (2.84m x 2.52m) fitted wardrobes, double glazed window, radiator

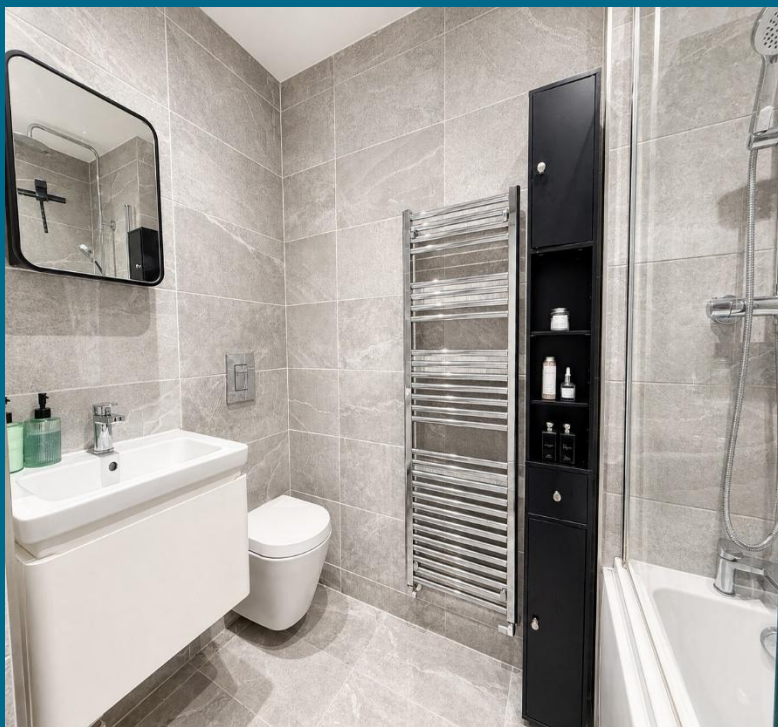
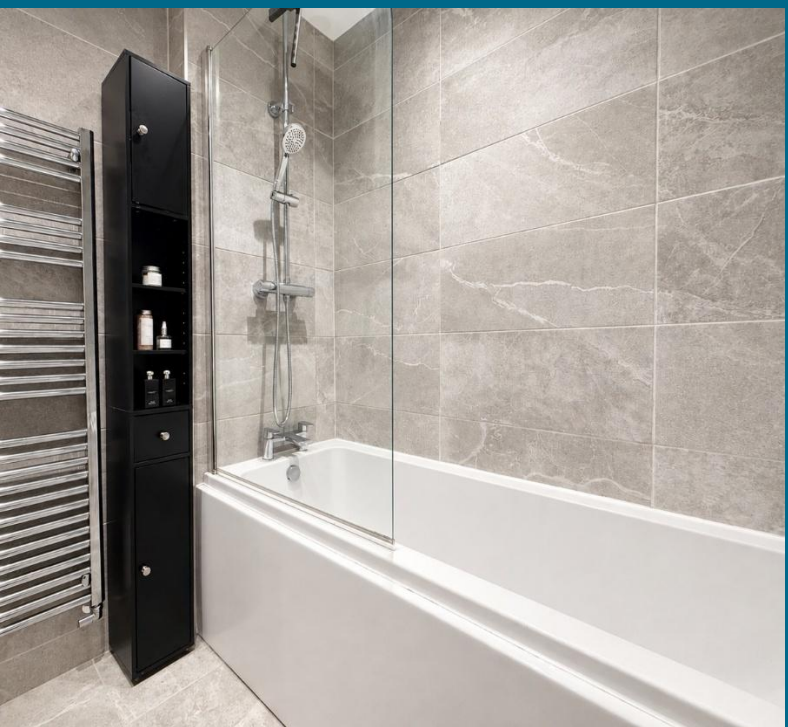
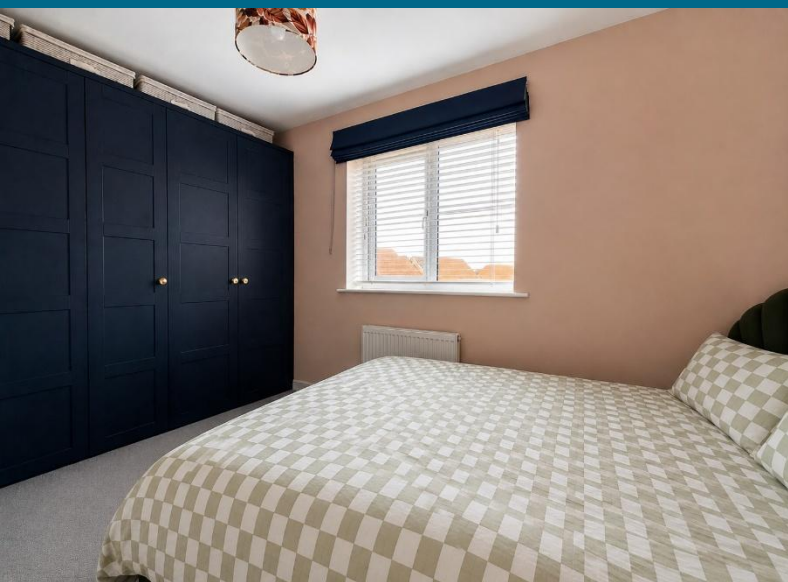
**EXTERNALLY:** enclosed rear garden with porcelain tiles, lawn, fenced borders, gated access to the front, driveway, garage and front garden with lawn

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## Awaiting Floorplan

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 96 A      |
| 81-91 | B             | 82 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

### PRIMARY SERVICES SUPPLY

Electricity: Mains  
 Water: Mains  
 Sewerage: Mains  
 Heating: Mains  
 Broadband: FTTP  
 Mobile Signal Coverage Blackspot: No  
 Parking: Garage/Driveway

### MINING

The Northeast 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.

Agents Note: "Please note that a non-refundable AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks".

### 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: B**

**EPC RATING: B**

WB4023.LI.LI.31/08/2026.V.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.



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