

SIGNATURE

NORTH EAST

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 Bayfield, Newcastle Upon Tyne NE27 0FE

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Offers Over £204,000

Signature North East are delighted to introduce this three bedroom semi-detached home to the sales market showcasing modern décor and styling throughout. Situated on Bayfield, West Allotment, this property is close to all local amenities such as strong transport links for the commuter, shops, a gym and highly regarded schooling for all ages nearby.

The entrance hallway leads first into the living room, spacious and displaying modern décor. Double doors give access to the dining room. Tall windows and French doors draw in natural light creating a cheerful and bright atmosphere, ideal for dining with the family or entertaining friends. This space then opens into the kitchen, with integrated oven, trendy grey worktops and a variety of floor and wall cabinets in a modern wood finish. A handy downstairs W.C completes this floor.

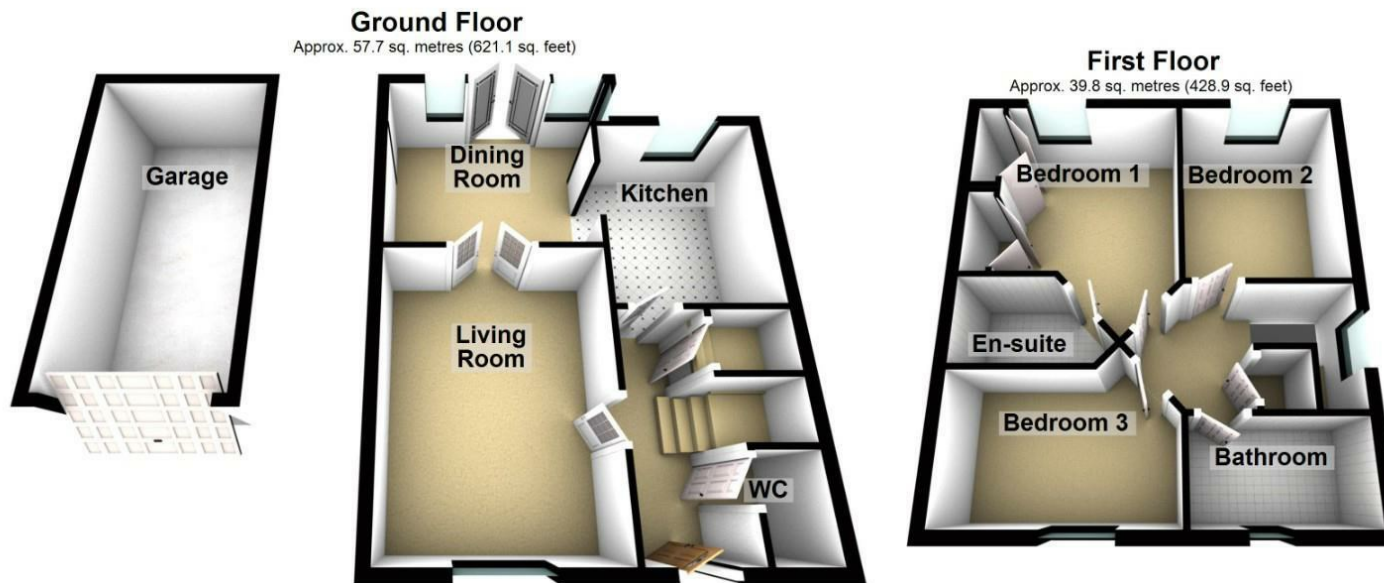
Upstairs finds three generous sized bedrooms, the master room equipped with stylish white fitted wardrobes and an ensuite. Also found on this floor is a three-piece family bathroom, with sandstone style tiling.

Externally, the property on offer provides a garage and a driveway for off-road parking. To the rear finds a sizeable garden with lawn space, a patio, and a raised deck area, perfect for relaxing in the sun or dining alfresco.



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

PROPERTY FLOORPLAN



Total area: approx. 97.5 sq. metres (1050.0 sq. feet)

Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.
Plan produced using PlanUp.

Measurements:

Living Room
14'7" x 10'11"

Dining Room
10'11" x 9'10"

Kitchen
10'3" x 8'2"

Bedroom One
10'11" x 10'4"

Bedroom Two
10'3" x 8'2"

Bedroom Three
10'11" x 6'11"

Bathroom
8'2" x 4'9"

En Suite
6'10" x 4'6"

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
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