

23 BAYFIELD
WEST ALLOTMENT NE27 0BH
£825 PER CALENDAR MONTH



- **THREE BEDROOM MID TERRACE HOUSE**
- **LOUNGE & KITCHEN DINER**
- **DOWNSTAIRS WC**
- **BATHROOM WC**
- **EN SUITE SHOWER ROOM WC**
- **POPULAR RESIDENTIAL LOCATION**
- **REAR GARDEN & DETACHED GARAGE**
- **AVAILABLE FOR MARCH 2021 OCCUPANCY**
- **AVAILABLE UNFURNISHED**
- **EPC RATING C**

This modern and well presented mid terrace house is perfectly located against a popular residential setting. It displays a variety of modern features, is unfurnished and available for a March 2021 occupancy. This is a three bedroom mid terrace property set over two floors. Ground Floor: lounge, kitchen, downstairs WC. First Floor: three bedrooms, en suite, bathroom WC. Externally: rear garden, driveway parking, detached garage. The location and feel of this property makes for an exciting opportunity which can only be truly appreciated by a visit.

Conveniently situated half way between the coast and Newcastle city centre and just off the A19, West Allotment offers a wide range of contemporary homes particularly favoured by growing families and busy professionals. On the doorstep, the local Waggonways, a network of routes originally used for hauling coal, are perfect for enjoying the surrounding countryside and wildlife on foot or by cycle.

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ENTRANCE HALLWAY

Enter through composite front door with glazed inserts into entrance hallway with single radiator, tiled flooring and stairs to first floor landing. Doors to lounge, kitchen and downstairs WC.

LOUNGE

16'8" x 15'1"

(measurements to widest point)
The lounge is rear facing with UPVC double glazed window, under stair storage cupboard, wall mounted TV point and UPVC double glazed patio doors leading to rear garden.

KITCHEN DINER

9'10" x 9'1"

The kitchen accommodates space for a four seater dining table. Benefiting from wall, base and drawer units with contrasting worktops to up stands incorporating one and a half bowl sink with mixer taps and drainer. Integrated appliances include single oven, four ring gas hob, chimney hood, fridge and washing machine. There is an UPVC double glazed window, wall mounted combi boiler, single radiator and tiled flooring.

DOWNSTAIRS WC

6'4" x 3'5"

Downstairs WC complete with pedestal wash basin, low level WC, UPVC double glazed obscured window, single radiator and tiled flooring.



LANDING

Landing complete with loft access, storage cupboard and doors to all bedrooms and bathroom WC.

BEDROOM ONE

12'0" x 9'10"

Bedroom one is rear facing with UPVC double glazed window, single radiator and door to en suite.

EN SUITE SHOWER ROOM WC

5'4" x 3'11"

En suite complete with walk in shower, pedestal wash basin and low level WC. There is an extractor fan, partially tiled walls and towel warmer.

BEDROOM TWO

9'11" x 9'0"

Bedroom two is front facing with UPVC double glazed window and single radiator.

BEDROOM THREE

7'11" x 6'8"

Bedroom three is rear facing with UPVC double glazed window and single radiator.

BATHROOM WC

6'7" x 6'0"

Bathroom complete with panelled bath, pedestal wash basin and low level WC. There is an extractor fan, UPVC double glazed obscured window, partially tiled walls and single radiator.

GARAGE

Detached single garage with lighting, power and up and over garage door.

REAR GARDEN

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The private rear garden is laid to lawn with paved stepping stones, pebbled area and a fenced boundary with gated access to driveway parking.



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Smoke Alarms

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

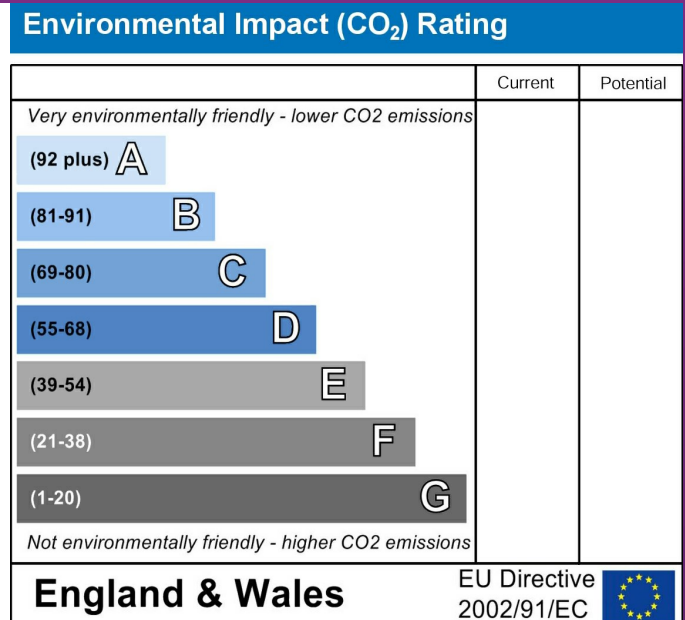
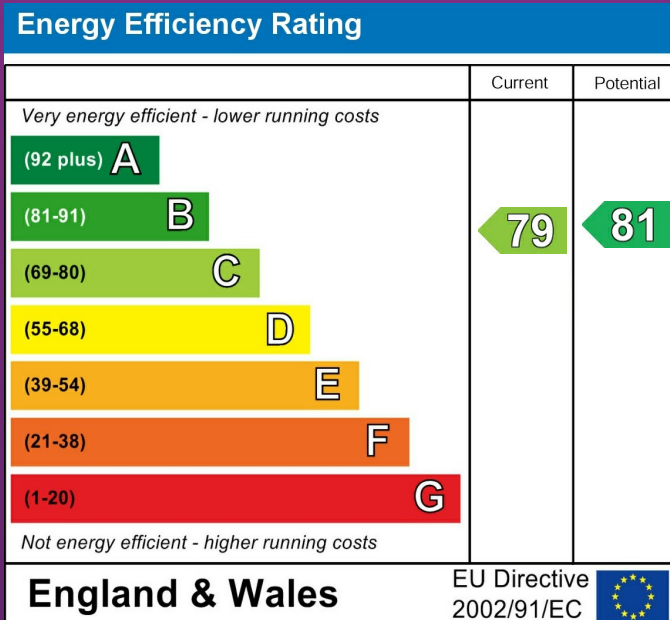
Appliances and Services

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

The Properties Misdescription Act, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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