

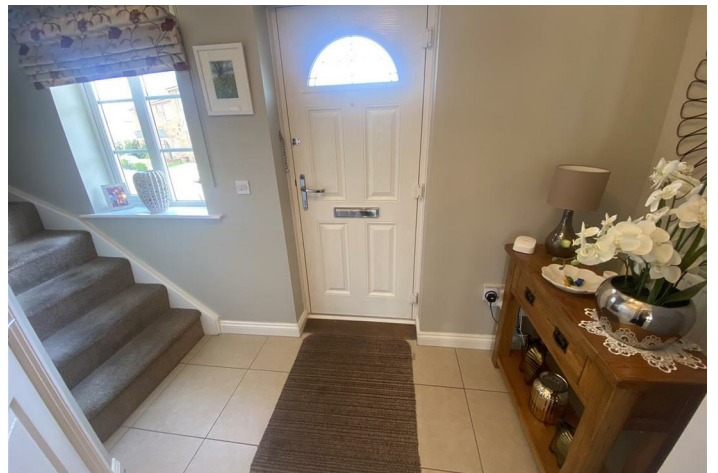


## 81 Bayfield

West Allotment, Newcastle Upon Tyne NE27 0FE

- Beautiful detached house
- Ideal family accommodation
- Lounge with Juliet style balcony
  - 4 bedrooms, 2 En-suites
- Car port/Driveway and garage
- Immaculate throughout
  - Popular Location
  - Superb Dining Kitchen
  - Family Bathroom/WC
  - Lovely rear garden

**£350,000**







Outstanding family detached town house superbly situated close to local amenities including Northumberland Park metro. Internal viewing is essential to fully appreciate the size and quality of accommodation on offer. The property is well presented and ready to move into, briefly comprising Entrance hallway with storage cupboard, ground floor cloaks/WC comprising low level WC and wash hand basin. Spacious Dining kitchen with ample wall and floor units with contrasting work surfaces incorporating sink unit, integrated fridge freezer, plumbing for a dishwasher, ample space for dining table and chairs, French doors opening to rear garden.

First floor landing, Lounge to rear with Juliet style balcony, modern wall mounted electric fire, 2 bedrooms, master with dressing area with fitted robes, through to an En-suite bathroom with panelled bath, shower enclosure with mains shower, low level WC and wash hand basin. To the second floor there are a further 2 bedrooms, another en-suite with shower cubicle and mains shower, wash hand basin and low level WC, family bathroom with panelled bath, wash hand basin, low level WC, partially tiled walls.

Externally to the front is a driveway, car port and garage with up and over door, light and power and plumbing for washing machine. There is a lovely fenced, laid mainly to lawn garden with patio for garden furniture and access to garage.

## Reception Hallway

## Ground floor Cloaks/WC

## Dining Kitchen

15'5 x 13'7

## First Floor Landing

## Lounge

13'4 x 12'10

## Bedroom 1

17'1 x 10'0

## Dressing area

7'0 x 7'7

## En-suite Bathroom

9'3 x 9'2

## Bedroom 4

10'8 x 7'5

## 2nd Floor Landing

## Family Bathroom

8'0 x 7'3

## Bedroom 2

14'3 x 8'9

## Bedroom 3

14'0 x 9'1

## En-suite

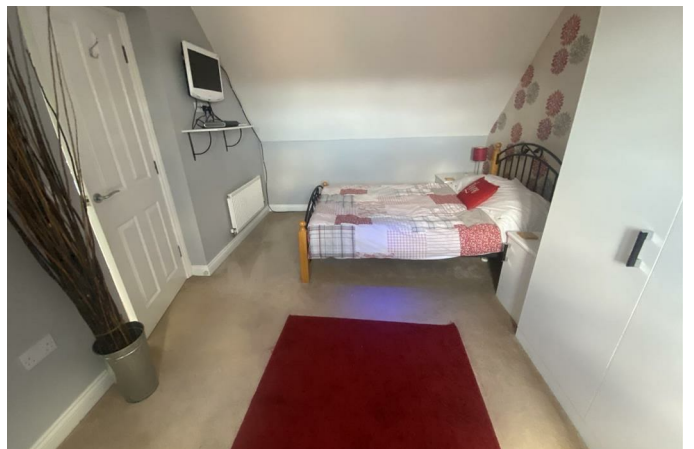
## Externally

## Disclaimer

ML Estates Ltd endeavour to maintain accurate descriptions of properties in Virtual Tours, Brochures, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. ML Estates for themselves, the vendors or lessors, produce these brochures in good faith and are a guideline only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract. The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.













Local Authority North Tynesdie  
Council Tax Band E  
EPC Rating  
Tenure Leasehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



ML Estates Sales Office

27 Avenue Road, Seaton Delaval, Tyne  
And Wear, NE25 0DT

Contact

0191 237 60 60  
sd@mlestates.co.uk  
www.mlestates.co.uk/

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