



## 78 Bayfield

West Allotment, Newcastle Upon Tyne NE27 0FE

- Three Storey Semi Detached House
  - Kitchen/Dining Room
  - Lounge with Juliette Balcony
  - En-Suite to master bedroom
  - Garage/Driveway and Garden
- Well Proportioned Accommodation
  - Cloaks/w.c.
- Three Well Proportioned Bedrooms
  - Family Bathroom/w.c.
- Great Family accommodation

**£274,950**





Nestled in the charming area of Bayfield, West Allotment, this delightful semi-detached three-storey town house offers a perfect blend of modern living and family comfort. With three well-proportioned bedrooms, this property is ideal for families seeking a spacious and inviting home.

Upon entering, you are greeted by a welcoming reception hallway that flows seamlessly into a fitted kitchen and dining area with French doors onto the sunny aspect rear garden, perfect for entertaining guests or enjoying family meals. The lounge features a lovely Juliette balcony, allowing natural light to flood the space.



The property boasts two bathrooms, including an en-suite for the master bedroom, ensuring convenience for all family members. Additionally, a ground floor cloakroom with a W.C. adds to the practicality of the home.

Outside, you will find a garage and a driveway, providing ample parking space, along with a garden that offers a lovely outdoor retreat for relaxation or play. The location is particularly advantageous, being in close proximity to the metro and local shops, making daily errands and commuting a breeze.



This semi-detached town house is not just a property; it is a wonderful family home that combines comfort, convenience, and a desirable location. Do not miss the opportunity to make this charming residence your own.



**Entrance Hall**

**Cloaks/w.c.**

**Kitchen/Dining Room**

14'9 x 12'11

**First Floor**

**Lounge**

16'9 x 11'2

**Bedroom 1**

9'10 x 12'2

**En-Suite Shower Room**

**Second Floor**

**Bedroom 2**

14'6 x 8'5

**Bedroom 3**

9'10 x 14'6

**Bathroom/w.c.**

7'10 x 5'6

**Garage and Driveway**

**Garden**



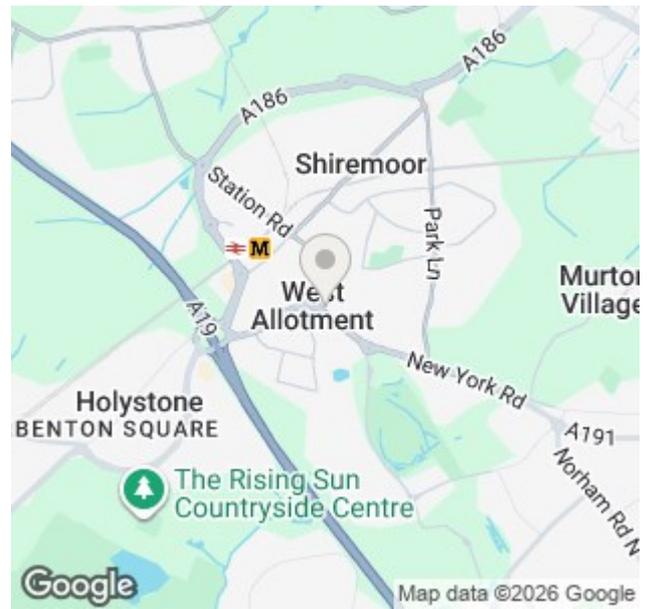




**Local Authority** North Tyneside  
**Council Tax Band** C  
**EPC Rating** C  
**Tenure** Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		75	87
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.