



### 3 Bedroom Semi-Detached

Thornton Crescent, Blaydon-On-Tyne

Offers in Excess of  
**£230,000**



- Semi-detached house • 3 Bedrooms • Recently renovated • Stunning property •
- Kitchen/diner & utility • Feature fireplace wood burning stove • Fitted kitchen/diner
- Stylish modern family bathroom • Large mature garden • Garage and driveway





## 3 Bedroom Semi-Detached

Thornton Crescent, Blaydon-On-Tyne, NE21 4BA

Offers in Excess of  
**£230,000**

Entrance hallway leading to lounge, kitchen/diner and utility room. First floor with 3 bedrooms and family bathroom.

The property is heated by gas central heating with radiators and light fittings in all rooms.

The mature rear garden has patio and raised lawn with planted borders including shrubs and trees.

## Location

Blaydon-On-Tyne is a highly sought after area with surrounding natural beauty such as Derwent Walk Country Park. Blaydon offers an excellent balance of rural and urban life. Blaydon also has an array of amenities, pubs and eateries.

## Property Description

### Ground Floor

**Entrance hallway** - Inviting hallway with wood flooring and carpeted stairs with gold effect carpet grips. Decorative beading.

**Living room** - 14' 9" x 14' 4" (4.52m x 4.37m) Wood flooring, feature fireplace with inset wood burning stove and solid wood mantel. Television point.

**Kitchen/diner** - 20' 2" x 8' 9" (6.15m x 2.69m) Range of wall, drawer and base units finished with contrasting worktops. Fitted appliances include gas hob with splashback and extractor over, eye level double oven and microwave. Spaces for free-standing American fridge/freezer. Wood flooring, spotlights and upright designer radiator.

**Utility room** - Bench area and space for washing machine and tumble dryer. Tiled flooring. Door to rear garden and access to the garage.

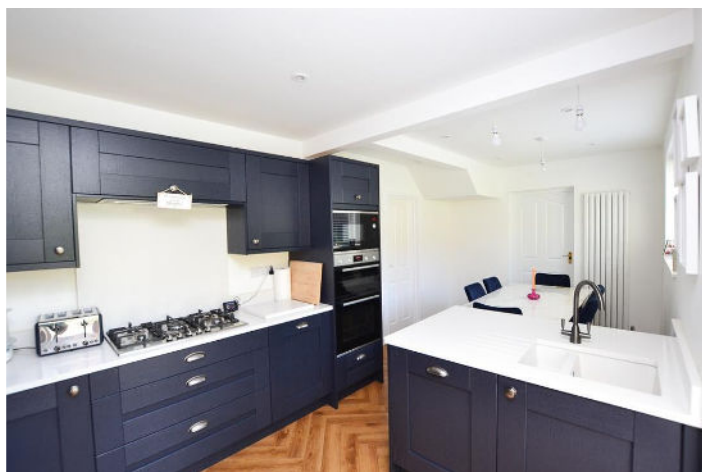
### First Floor

**Main bedroom** - 12' 11" x 9' 10" (3.96m x 3m) Carpeted, extensive fitted wardrobes, feature wallpaper.

**Bedroom two** - 11' 7" x 9' 3" (3.55m x 2.82m) Carpeted with feature wall.

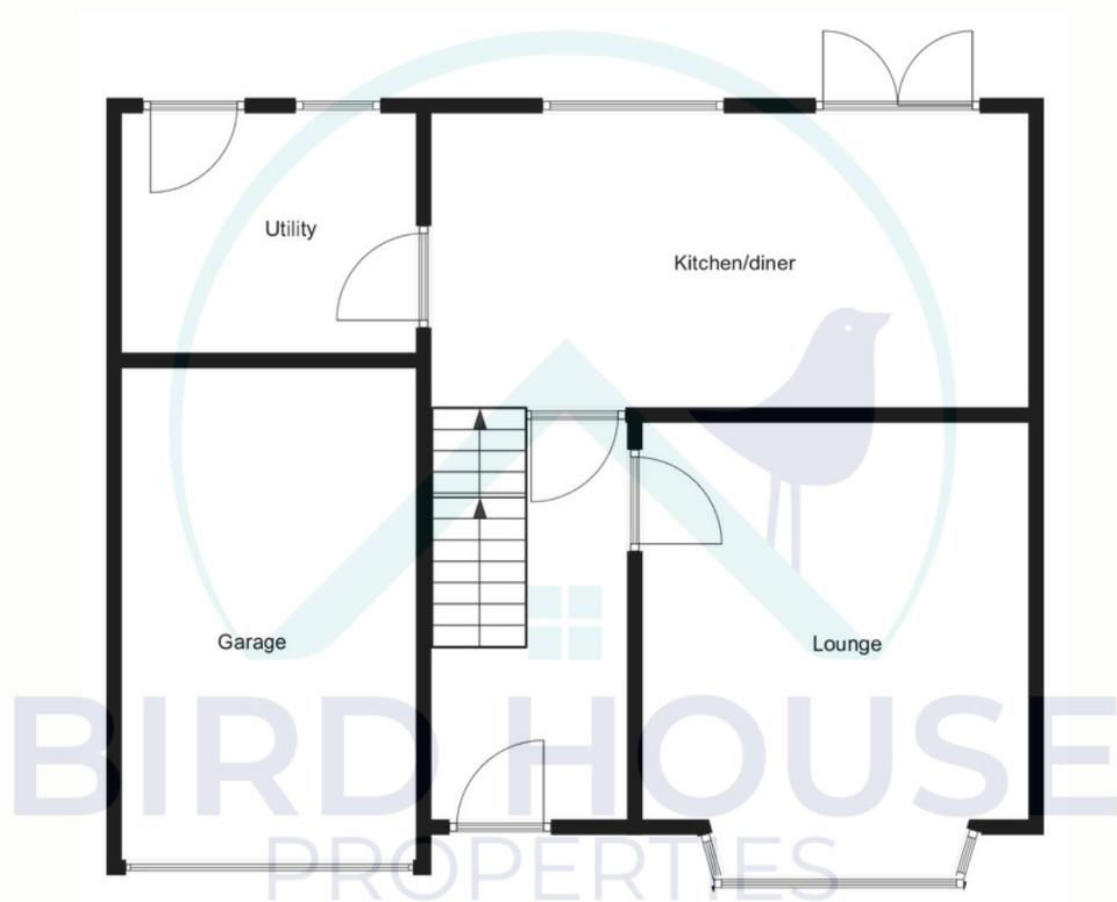
**Bedroom three** - 8' 2" x 8' 2" (2.51m x 2.49m) Carpeted. Storage cupboard.

**Bathroom** - 8' 0" x 6' 2" (2.44m x 1.88m) 3-piece bathroom suite consisting of panelled bath with shower over, dual flush wc, basin with mixer tap in fitted unit. Brushed black accents. Partially tiled walls, tiled floor and privacy window. Spotlights.





## Thornton Crescent



## Ground Floor



# Thornton Crescent



## First Floor

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		<b>86 B</b>
69-80	<b>C</b>		
55-68	<b>D</b>	<b>64 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.