



## **Garden Mews, Blaydon, Tyne And Wear, NE21 4AB**

Beautifully presented four bedroom modern townhouse. The property comprises of entrance hall, lounge and lovely kitchen/diner to the ground floor. To the first floor are three bedrooms and a family bathroom W/C, with the master bedroom and en-suite on the top floor. Externally the property benefits from a garden and off street parking. Located within easy access of Blaydon shops and transport links. Viewing essential! EPC rating B.



**Modern Townhouse**

**Four Bedrooms**

**Beautifully Presented**

**Garden & Parking**

**Viewing Essential!**

**EPC Rating B**

**£219,995**

**Lounge** 14' 4" x 12' 9" (4.38m x 3.88m) max

**Kitchen/Diner** 15' 11" x 13' 9" (4.84m x 4.20m) max

Lovely modern style kitchen with integrated appliances and island. French doors to rear garden.

**Master bedroom** 16' 8" x 12' 8" (5.07m x 3.87m) max

Built in storage.

**En-suite** 7' 2" x 5' 11" (2.18m x 1.80m) max

Shower cubicle, wash basin, W/C.

**Bedroom 2** 13' 1" x 9' 1" (3.99m x 2.78m)

**Bedroom 3** 9' 1" x 8' 10" (2.77m x 2.69m)

**Bedroom 4** 8' 5" x 6' 7" (2.56m x 2.00m)

**Family Bathroom** 8' 11" x 6' 1" (2.73m x 1.86m)

Bath with shower over, wash basin, W/C.

### Externally

Low maintenance rear garden. Off street parking.

### Additional information

Council tax band C. We understand this property is freehold.

### Important note to purchasers

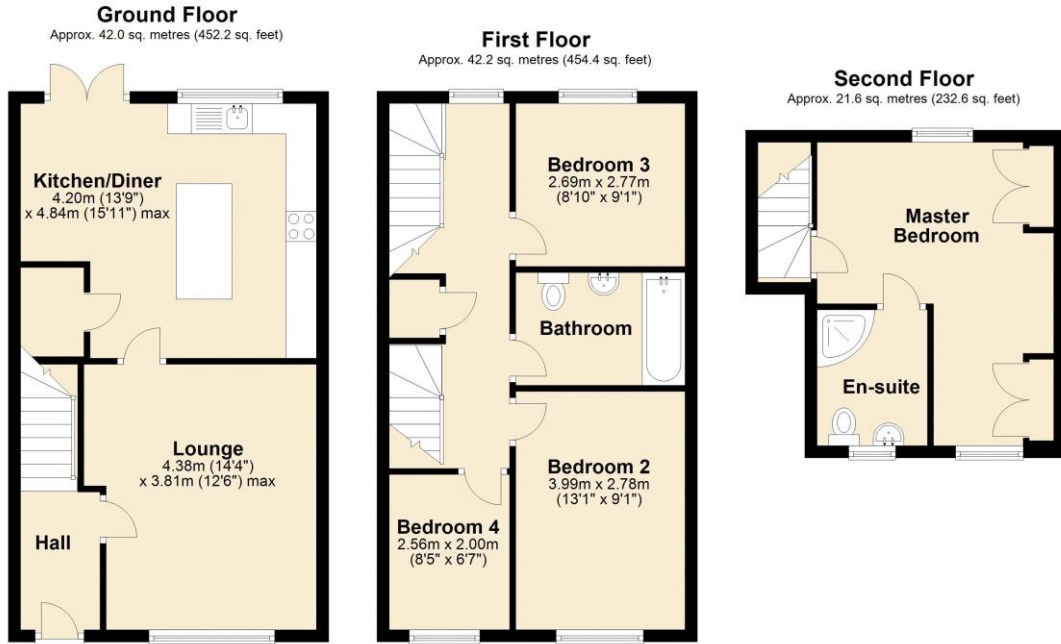
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.





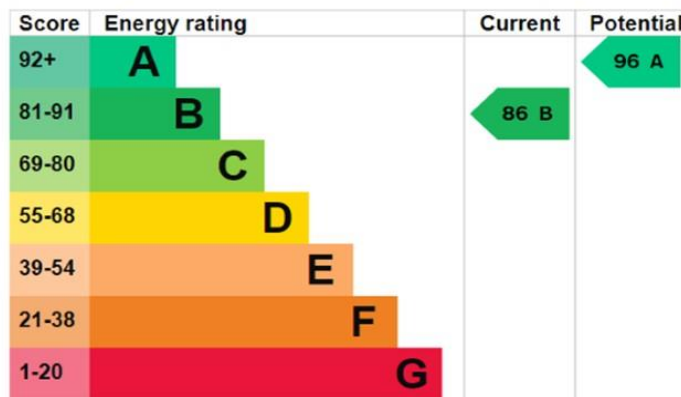


# Floorplan



Total area: approx. 105.8 sq. metres (1139.3 sq. feet)

## EPC Graph (full EPC available on request)



For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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