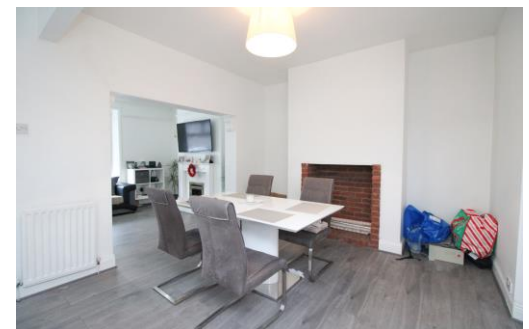




## Monarch Terrace, Blaydon, Tyne And Wear, NE21 4BW

\*\*\*CHAIN FREE\*\*\* Lovely stone built end terrace. The property comprises of entrance hall, spacious open plan lounge and dining area, kitchen extension to the ground floor. To the first floor are three bedrooms and white suite family bathroom. Enclosed yard to the rear ideal for entertaining, with easy access to the local playing field with parking available on street. Viewing highly recommended to appreciate all this property has to offer. EPC Rating E.



\*\*\*CHAIN FREE\*\*\*

End Terrace

Three Bedrooms

Playing Field To Rear

Open Plan Living Space

EPC Rating E

**£120,000**

**Lounge** 13' 11" x 10' 7" (4.23m x 3.23m) Max  
Features a lovely fireplace and outlook to the front street.

**Dining Room** 17' 5" x 11' 7" (5.30m x 3.54m) Max  
Open plan lounge/dining area with cupboard storage under the stairs.

**Kitchen** 16' 11" x 8' 2" (5.16m x 2.50m)  
Galley kitchen with access to the enclosed rear yard. Fitted with a range of wall and base units for storage along with space for white goods.

**Bedroom 1** 11' 7" x 9' 9" (3.53m x 2.98m) Max

**Bedroom 2** 10' 8" x 10' 2" (3.24m x 3.09m) Max

**Bedroom 3** 8' 8" x 7' 1" (2.64m x 2.17m) Max

**Family Bathroom** 8' 1" x 5' 11" (2.46m x 1.80m)  
White suite W/C, Bath with overhead shower, Wash Basin.

### Externally

Street access and vehicle parking to the front and rear of the property. Easy to maintain enclosed yard ideal for entertaining.

### Additional Information

This is a freehold property, EPC Rating E, council tax band A.

### 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.







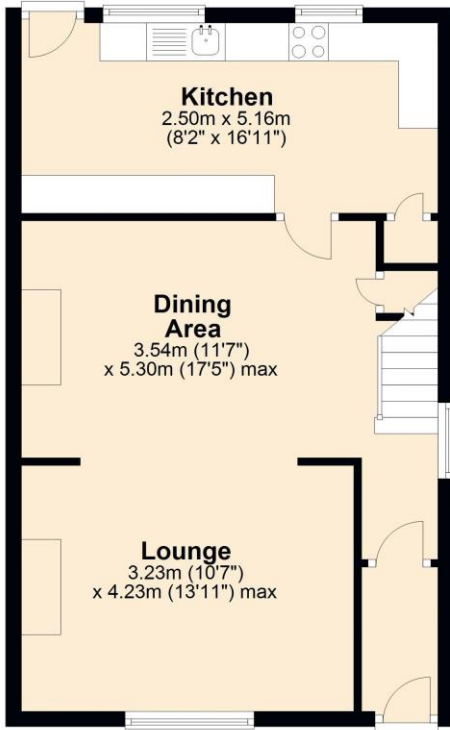
**EPC Graph (full EPC available on request)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

# Floorplan

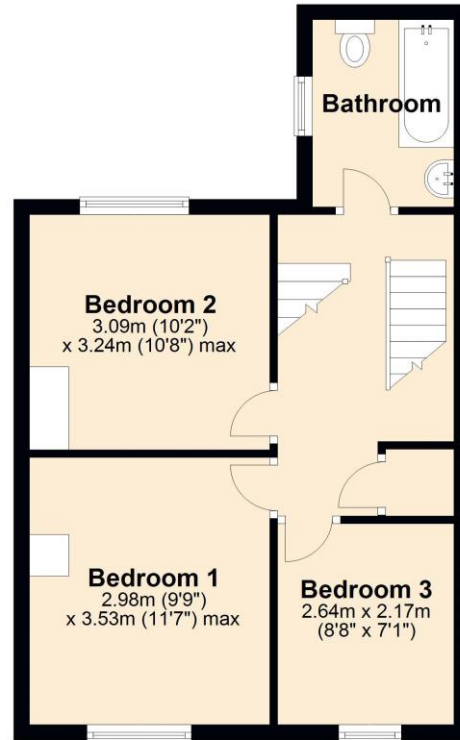
## Ground Floor

Approx. 50.0 sq. metres (538.0 sq. feet)



## First Floor

Approx. 41.0 sq. metres (440.8 sq. feet)



Total area: approx. 90.9 sq. metres (978.8 sq. feet)

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

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