



Delacour Road, Blaydon, Tyne And Wear, NE21 4AP

Living Local is delighted to welcome to the market, this lovely two bed semi detached home on the ever popular Delacour Road, Blaydon. To the ground floor there is a lounge, kitchen and downstairs w/c. To the first floor there are double bedrooms and washroom. Externally there is a double driveway to the front of the property and well maintained enclosed garden to the rear. While in need of some modernisation this will make a lovely home for a wide range of buyers looking to be in easy reach of Blaydon Precinct, schools and local transport links. Awaiting EPC.



*****Property With Potential!*****

Semi Detached Stone House

Two Bedroom

Driveway & Garden

Lovely Views

Awaiting EPC

Offers Over £120,000

Lounge 15' 6" x 10' 8" (4.73m x 3.25m) Max

Lounge with bay window and pleasant outlook over the enclosed rear garden and surrounding area.

Kitchen 10' 7" x 8' 11" (3.23m x 2.71m)

Fitted with a range of wall and base units for storage and space for white goods.

W/C 5' 9" x 3' 8" (1.74m x 1.12m)

Features white suite W/C.

Bedroom 1 14' 1" x 10' 10" (4.29m x 3.29m) Max

First bedroom benefits from built in storage cupboard and pleasant outlook to surrounding areas.

Bedroom 2 11' 2" x 8' 9" (3.41m x 2.67m)

Wash Room 6' 11" x 6' 2" (2.12m x 1.89m)

Features built in cupboard for storage and white suite shower and wash basin.

Externally 0' 0" x 0' 0" (0m x 0m)

There is a multi vehicle driveway to the front of the property and lovely enclosed garden to the rear. The property is ideally located to public transport links and Blaydon Precinct.

Additional Information

This is a freehold property. Council tax band B. Awaiting EPC.

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.





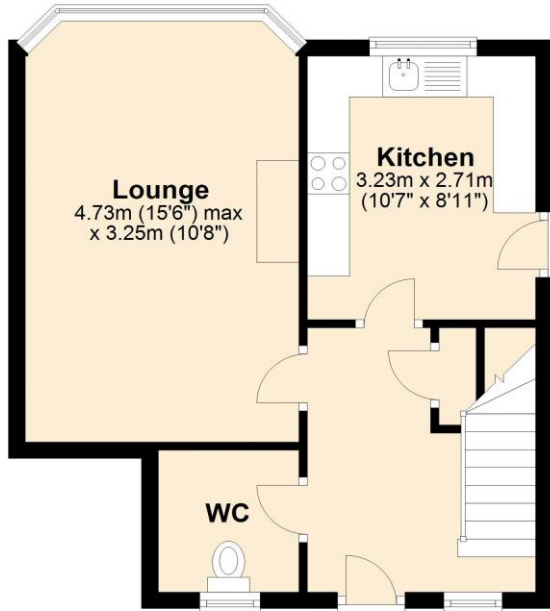
EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan

Ground Floor

Approx. 37.4 sq. metres (402.8 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.7 sq. feet)



Total area: approx. 72.6 sq. metres (781.5 sq. feet)

For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

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