



## Holywell Close, Blaydon, Tyne And Wear, NE21 5JH

**\*\*\*CHAIN FREE\*\*\*** This spacious two bedroom mid link property is in need of updating and would make a great home! The property comprises of entrance porch, lounge/diner and kitchen to the ground floor. A spacious hallway with under stairs storage cupboard leads to the first floor which comprises of two double bedrooms and a shower room W/C. The landing has built in cupboards for additional storage. Externally the property has an enclosed garden to the rear with lawn and patio areas, as well as a storage shed. Lawned garden to the front with parking available on street. Viewing highly recommended! Awaiting EPC rating.

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

**Garden**

**Mid Link House**

**Viewing Highly Recommended**

**Two Double Bedrooms**

**Awaiting EPC Rating**

**£90,000**

**Porch/Storage** 9' 7" x 5' 6" (2.92m x 1.68m)

**Lounge/Diner** 20' 0" x 10' 2" (6.09m x 3.10m)

**Kitchen** 10' 1" x 9' 6" (3.07m x 2.89m) max

Fitted with a range of wall and base units, space for freestanding appliances (not included).

**Bedroom 1** 14' 4" x 9' 4" (4.36m x 2.85m) max

**Bedroom 2** 11' 11" x 10' 2" (3.62m x 3.09m)

**Shower Room** 8' 0" x 5' 7" (2.45m x 1.70m)

Shower cubicle, wash basin, W/C.

### Externally

Enclosed garden to rear with lawn and patio areas. Storage outhouse. Parking available on street. Lawn to front with open aspect to grassed area.

### Additional information

This property is freehold. 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.

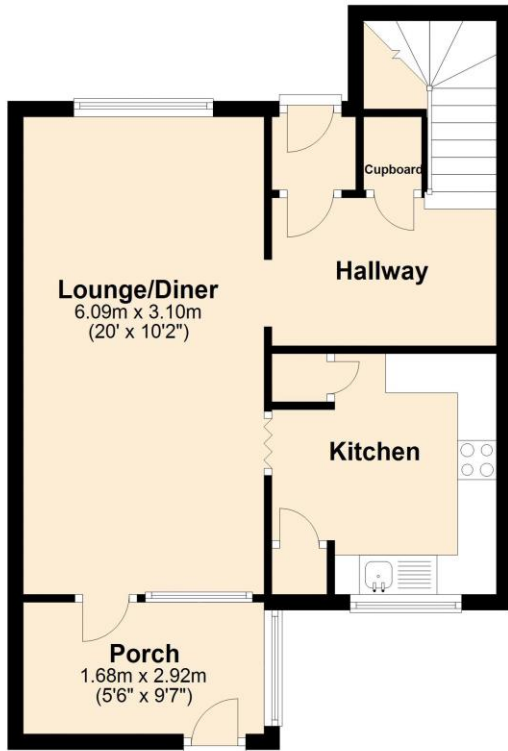
**EPC Graph (full EPC available on request)**



# Floorplan

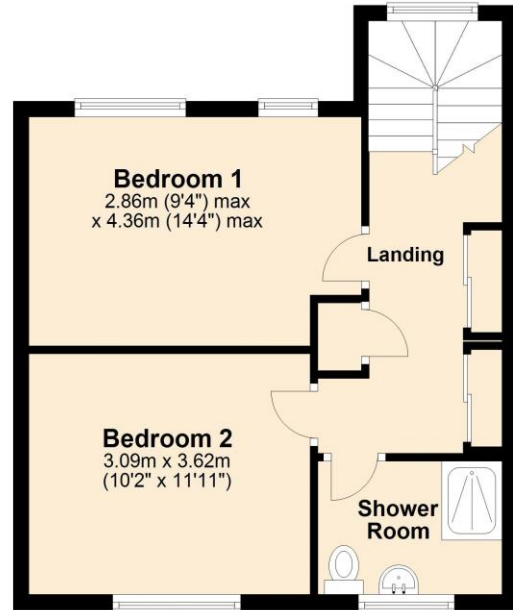
## Ground Floor

Approx. 44.4 sq. metres (477.9 sq. feet)



## First Floor

Approx. 39.8 sq. metres (428.5 sq. feet)



Total area: approx. 84.2 sq. metres (906.3 sq. feet)

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