



Helen Street, Blaydon Burn, Tyne And Wear, NE21 4ER

Living Local are delighted to welcome to the market this well presented two bedroom stone terrace family home in the ever popular Helen Street on Blaydon Burn. The property comprises of large lounge/dining area, modern kitchen and white suite bathroom to the ground floor. To the first floor there are two bedrooms with built in storage. This lovely feel property also benefits from a loft room currently used as a children's entertainment space. Externally the property benefits from a well maintained rear yard and shared lawn area to the front. On street parking is available near by. This lovely property that would be ideal for a wide range of buyers looking to make Blaydon home, and simply must be viewed to be appreciated! Awaiting EPC.



*****Well Presented*****

Loft Room

Mid Stone Terrace

Yard

Two Bedrooms

Awaiting EPC

Offers Over £85,000

Lounge/Diner 16' 2" x 15' 9" (4.92m x 4.81m) Max
Open lounge and dining area ideal for family living!

Kitchen 10' 7" x 9' 6" (3.22m x 2.90m) Max
Features a range of wall and base units for storage, integrated oven/hob and built in cupboard for storage.

Bathroom 10' 2" x 6' 2" (3.10m x 1.89m) Max
Features a modern white suite bath with overhead electric shower, W/C, wash basin and storage cupboard.

Bedroom 1 11' 10" x 7' 9" (3.60m x 2.36m) Max
The main bedroom features three built in cupboard areas for maximum storage and hosts a pleasant outlook to the green at the front of the house.

Bedroom 2 10' 4" x 7' 9" (3.14m x 2.35m)
Benefits from built in wardrobe storage.

Loft Room 16' 3" x 14' 11" (4.96m x 4.55m) Max
Accessed via pull down ladders, the loft room is currently utilised as an childrens entertainment room boasting sky lights and power. A great little bonus to this wonderful feel property!

External

Externally this lovely property benefits from an easy to maintain yard to the rear with access to back lane parking to the rear and shared open green and pathway to the front.

Additional Information

This is a freehold property. Council Tax Band A. 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.



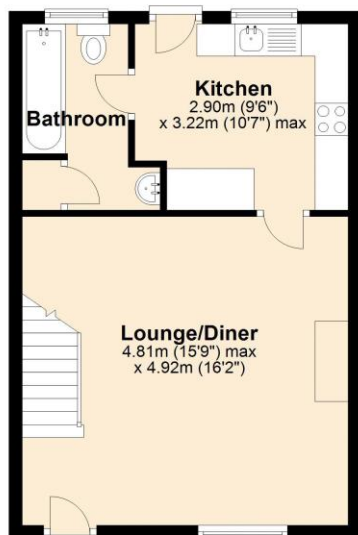


EPC Graph (full EPC available on request)

Floorplan

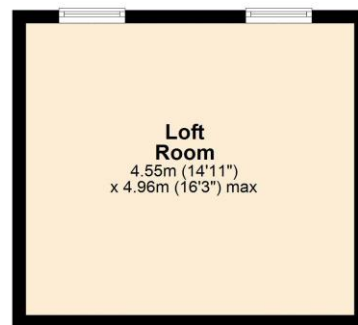
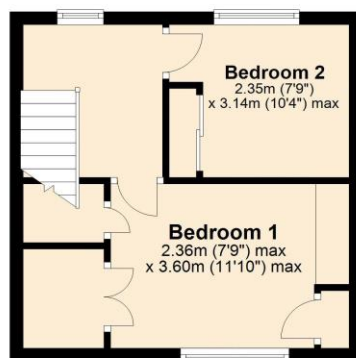
Ground Floor

Approx. 38.4 sq. metres (413.6 sq. feet)



First Floor

Approx. 48.3 sq. metres (520.3 sq. feet)



Total area: approx. 86.8 sq. metres (933.9 sq. feet)

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

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