



## **Berkley Avenue, Blaydon-On-Tyne, Tyne And Wear, NE21 5NN**

Living Local is delighted to welcome for sale, this beautiful detached family home on the ever popular Axwell Park Estate. In brief this lovely home benefits on the ground floor, from spacious entrance hallway, open plan lounge and dining area with separate kitchen and porch/ utility. The master bedroom hosts its own en-suite with pleasant views of the garden. The family games room is also ideal for entertaining leading to a good sized second bedroom. The first floor features a wide range of loft storage areas along with two good sized bedrooms each with differing pleasant outlooks. While in need of modernisation, with its generously sized garden plots to the front, side and rear. Three driveways and two double garages with power, this is a home packed with potential and simply not to be missed out on! Get in touch to arrange your viewing to avoid disappointment! EPC Rating E.

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

**Detached Family Home**

**Four Bedrooms**

**Generously Sized Plot**

**Two Garages and Three Driveways**

**EPC Rating F**

**£390,000**

**Lounge** 15' 6" x 11' 11" (4.72m x 3.63m) Max  
Features pleasant outlook to front garden area.

**Dining Area** 14' 3" x 10' 3" (4.34m x 3.12m)  
Open plan dining area to lounge and entrance corridor.

**Kitchen** 12' 2" x 10' 6" (3.71m x 3.20m)  
Features a range of wall and base units for storage. Space for white goods and pleasant outlooks to the side garden.

**Utility** 9' 11" x 6' 9" (3.01m x 2.05m)

**Games Room** 16' 1" x 10' 0" (4.91m x 3.05m)

**Family Bathroom** 10' 7" x 9' 7" (3.22m x 2.93m)  
Features from built in cupboard storage, bath, separate shower, W/C and Wash basin.

**Bedroom 1** 13' 11" x 10' 4" (4.23m x 3.14m) Max

**En-Suite** 9' 7" x 7' 5" (2.93m x 2.25m)  
Features a white suite shower, W/C and Wash basin.

**Bedroom 2** 16' 1" x 10' 0" (4.91m x 3.05m) Max

**Bedroom 3** 20' 4" x 9' 10" (6.21m x 2.99m) Max  
Benefits from built in cupboards along with easy access annex storage.

**Bedroom 4** 15' 7" x 9' 6" (4.75m x 2.90m) Max  
Benefits from additional loft storage room.

**Front Garage** 19' 2" x 14' 11" (5.83m x 4.55m)  
Accessed by electric roller door shutter, benefiting from a large driveway for multi vehicle parking.

**Rear Garage** 18' 2" x 16' 10" (5.54m x 5.13m)  
Double garage with power, roller shutter door and rear single door access.

### Externally

This lovely property benefits from a generously sized multi level garden with both lawn and patio areas to the rear and smaller lawn garden to the front. Boasting two double detached garages to the front and rear of the property along with three driveways offering buyers multiple options for parking.

### Additional Information

This property is a freehold property, EPC Rating F, Council Tax Band E.

### 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.

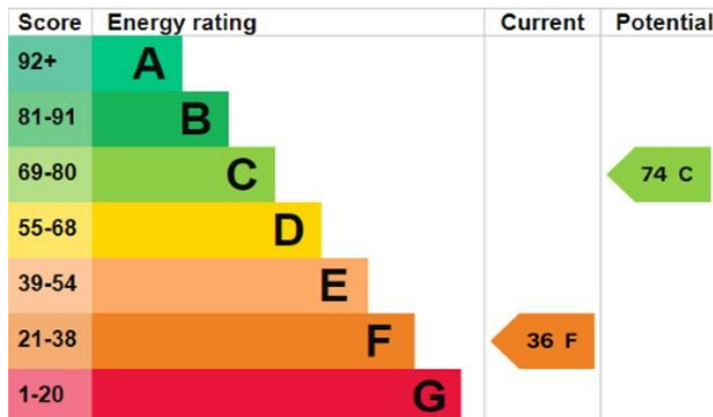




# Floorplan



## 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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