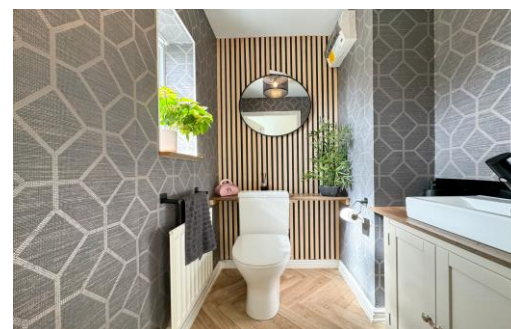




Blencathra Way, Blaydon, Tyne and Wear, NE21 6SW

*****BEAUTIFULLY PRESENTED***** A credit to the current owners, this three bedroom detached family home simply **MUST** be viewed to be appreciated! This fabulous home comprises of entrance porch, lounge, kitchen/diner with garden access and W/C to the ground floor. To the first floor are three bedrooms, the master having an en-suite shower room and views towards Gibside, as well as a family bathroom. Externally, the property benefits from a driveway leading to detached garage, as well as an enclosed garden ideal for entertaining. This property would make a lovely family home and not to be missed out on! Viewing highly recommended! EPC Rating D.



*****BEAUTIFULLY PRESENTED****

Detached Family Home

Three Bedrooms

Drive, Garage & Gardens

Viewing Highly Recommended

EPC Rating D

Offers Over £215,000

Lounge 15' 9" x 10' 0" (4.81m x 3.05m)

Feature fireplace.

Kitchen/Diner 16' 6" x 15' 9" (5.03m x 4.80m) max

Fitted with a range of wall and base units, integrated oven/hob, space for white goods. Under stairs cupboard. French doors to garden.

Ground floor W/C 4' 10" x 4' 6" (1.48m x 1.36m) max

Wash basin, W/C.

Bedroom 1 13' 0" x 8' 9" (3.95m x 2.66m)

Lovely views towards Gibside.

En-suite 6' 8" x 4' 1" (2.04m x 1.25m)

Shower cubicle, wash basin, W/C.

Bedroom 2 10' 1" x 7' 10" (3.08m x 2.40m)

Built in wardrobes.

Bedroom 3 7' 7" x 7' 1" (2.31m x 2.15m)

Family Bathroom 6' 8" x 5' 7" (2.03m x 1.70m)

Bath with shower over, wash basin, W/C.

Garage

Detached from house. Power and lights. Pitched roof for additional storage.

Externally

Driveway leading to detached garage. Further parking available on street. Wrap around gardens. Side garden comprising of patio seating area and lawn.

Additional Information

This is a freehold Property. EPC Rating D. Council Tax Band C.

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

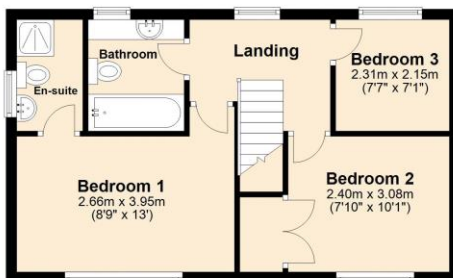
Ground Floor

Approx. 56.9 sq. metres (612.4 sq. feet)



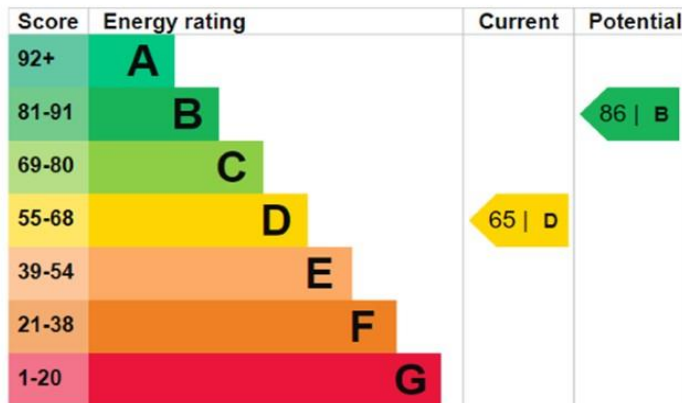
First Floor

Approx. 38.9 sq. metres (418.6 sq. feet)



Total area: approx. 95.8 sq. metres (1030.9 sq. feet)

EPC Graph (full EPC available on request)



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