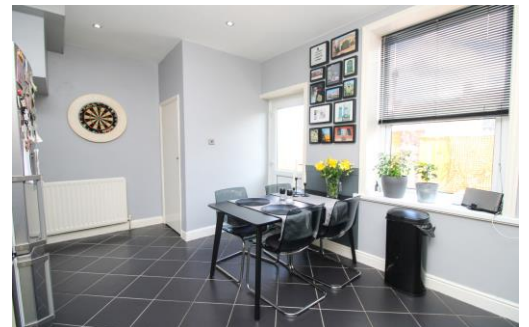




## Ash Street, Blaydon, Tyne And Wear, NE21 5HS

Deceptively spacious two bedroom mid terrace family home on the popular Ash Street in Blaydon. The property briefly comprises of entrance hall, lounge and kitchen/dining room to the ground floor. To the first floor there are two bedrooms and a white suite family bathroom. Externally there is a yard to the rear and a courtyard garden to the front with lawn. Parking available on street. Viewing is essential to appreciate all this property has to offer! Awaiting EPC Rating.



**\*\*\*Stone Mid Terrace\*\*\***

**Two Bedrooms**

**Court Yard Garden**

**On Street Parking**

**Close To Local Amenities**

**Awaiting EPC**

**£110,000**

**Lounge** 13' 5" x 12' 6" (4.10m x 3.81m) Max

Feature fireplace.

**Kitchen/Diner** 16' 7" x 10' 10" (5.05m x 3.29m) Max

Hosts a range of wall and base units for storage along with two built in cupboard areas, integrated oven/hob and space for white goods. Allows access to the enclosed yard ideal for entertaining.

**Bedroom 1** 16' 5" x 10' 9" (5.01m x 3.28m) Max

Pleasant outlook over the front street and pebbled garden.

**Bathroom** 9' 5" x 7' 0" (2.86m x 2.13m)

Spacious bathroom features bath, separate shower, W/C and wash basin.

**Bedroom 2** 11' 9" x 8' 10" (3.59m x 2.69m)

Second bedroom overlook the enclosed rear yard.

**Externally**

A spacious pebbled court yard garden to the front and enclosed yard to the rear, both easy to maintain. With on street parking readily available.

**Additional Information**

This property is a freehold property, awaiting EPC. 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.





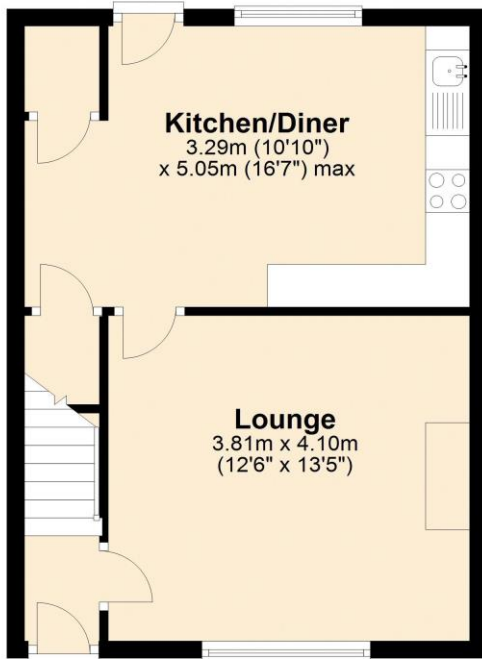


**EPC Graph (full EPC available on request)**

# Floorplan

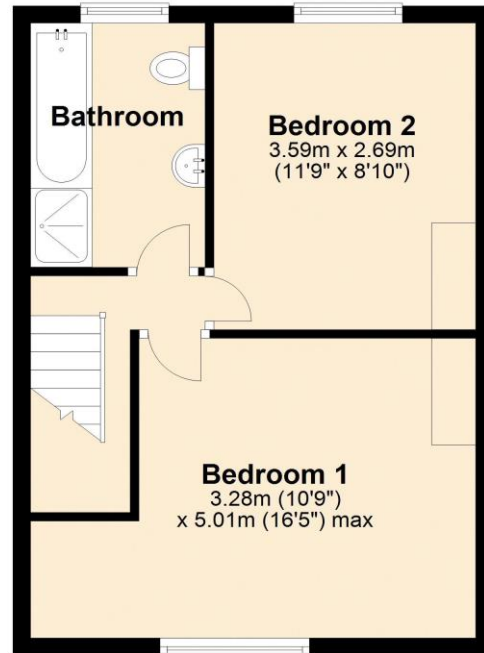
## Ground Floor

Approx. 36.4 sq. metres (391.4 sq. feet)



## First Floor

Approx. 35.0 sq. metres (377.2 sq. feet)



Total area: approx. 71.4 sq. metres (768.5 sq. feet)

For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

**WE WIN AWARDS** year-after-year and are currently ranked in the top 5% for lettings in the country!

*Lorraine* Valuer & Negotiator

*Emma* Owner & Managing Director

*Laura*  
Sales & Lettings Negotiator

*Brooke*  
Lettings  
Co-ordinator

*Louise*  
Sales & Lettings Negotiator



facebook

PRS  
Property  
Residence  
Scheme

rightmove

OnTheMarket.com

Zoopla.co.uk

PrimeLocation.com

firstmortgage.co.uk®

