



## Shibdon Park View, Blaydon, Tyne And Wear, NE21 5HA

Well presented four bedroom detached family home with a pleasant elevated outlook, ideally situated with easy access to local shops, amenities and transport links. The property briefly comprises of entrance hall, lounge, dining room, kitchen and W/C to the ground floor. To the first floor are four good size bedrooms, the master having an en-suite shower room, and a family bathroom. Externally there is a low maintenance paved and gravel garden to the front. To the rear is a well maintained tiered garden with patio seating area, lawns and mature trees and shrubs. The property also benefits from a detached double garage and driveway. Viewing essential! EPC Rating D.



**Detached Family Home**

**En-Suite**

**Four Bedrooms**

**Drive, Garage & Gardens**

**Lovely Elevated Position**

**EPC Rating D**

**£255,000**

**Lounge** 22' 8" x 10' 5" (6.90m x 3.17m)

Feature fireplace. Patio doors to rear garden. Lovely views over playing fields and trees to front.

**Dining Room** 12' 6" x 9' 3" (3.81m x 2.83m)

Could be used as a dining room or home office as required.

**Kitchen** 12' 10" x 9' 9" (3.92m x 2.97m)

Fitted with a range of wall and base units. Space for freestanding appliances (not included). Space for breakfasting table.

**Ground Floor W/C** 4' 11" x 3' 7" (1.51m x 1.10m)

Wash basin, W/C.

**Master bedroom** 15' 11" x 9' 3" (4.84m x 2.83m) max

**En-suite** 8' 1" x 4' 9" (2.46m x 1.44m)

Shower cubicle, wash basin, W/C.

**Bedroom 2** 12' 1" x 10' 8" (3.69m x 3.24m) max

**Bedroom 3** 9' 5" x 7' 9" (2.86m x 2.36m)

Fitted storage.

**Bedroom 4** 9' 5" x 7' 5" (2.88m x 2.26m)

Fitted storage.

**Family Bathroom** 7' 2" x 5' 7" (2.18m x 1.70m)

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

**Detached Double Garage** 16' 9" x 16' 6" (5.10m x 5.02m)

Electric garage door powered by remote. Power and lighting.

**Externally**

Double driveway leading to garage. Steps down to property with tiered garden. Patio seating area, lawns and mature trees and shrubs. Low maintenance paved and gravel garden to front with steps down to Shibdon Road. Easy access to playing fields, Shibdon Pond Nature reserve, Blaydon shopping precinct and transport links.

**Additional information**

This property is freehold. Council tax band D.

**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.





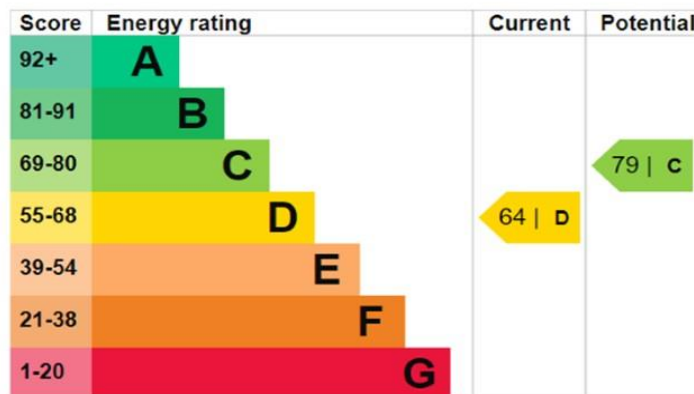


# Floorplan



Total area: approx. 138.9 sq. metres (1495.3 sq. feet)

## EPC Graph (full EPC available on request)



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