



Clifford Street, Blaydon, Tyne And Wear, NE21 4AL

*****CHAIN FREE***** Lovely three bedroom mid terrace house, available with immediate vacant possession. The ground floor comprises of spacious hallway, lounge, dining area and kitchen. To the first floor there are three bedrooms and a family bathroom W/C. Externally the property benefits from a decked yard to the rear, with parking available on street. The property is located within easy access of local transport links and Blaydon shopping centre. Early viewing essential to avoid disappointment! EPC Rating D.



*****CHAIN FREE*****

Terraced House

Three Bedrooms

Great Location

Viewing Recommended!

EPC Rating D

Offers Over £115,000

Lounge 13' 0" x 11' 1" (3.96m x 3.39m) Max
Feature fireplace.

Dining Room 12' 4" x 11' 1" (3.77m x 3.39m) Max
Built in cupboard.

Kitchen 11' 6" x 6' 1" (3.51m x 1.85m)
Features a range of wall and base units for storage, integrated fridge/freezer, oven and hob. Space for white goods (not included).

Bedroom 1 14' 11" x 9' 6" (4.55m x 2.90m) Max
Built in cupboards.

Bedroom 2 10' 10" x 10' 9" (3.31m x 3.28m) Max
Built in cupboards.

Bedroom 3 10' 4" x 6' 10" (3.15m x 2.09m)

Family Bathroom 8' 2" x 6' 2" (2.48m x 1.88m)
Bath with shower over, wash basin, W/C.

Externally

Enclosed private yard to the rear which benefits from decking throughout. Parking available to the front or rear of the property on the street.

Additional information

This property is freehold. 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.



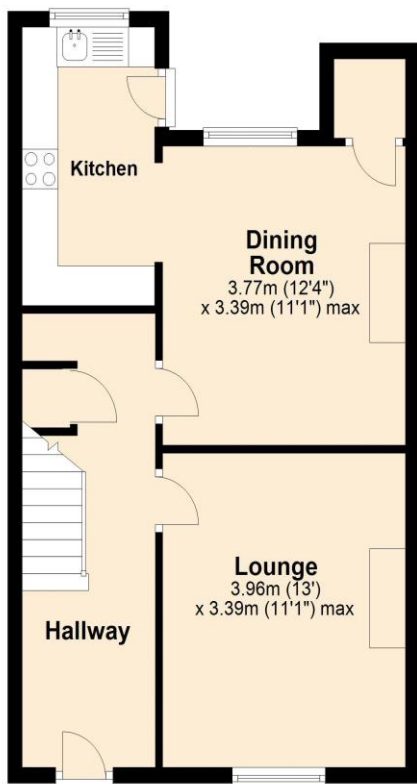


EPC Graph (full EPC available on request)

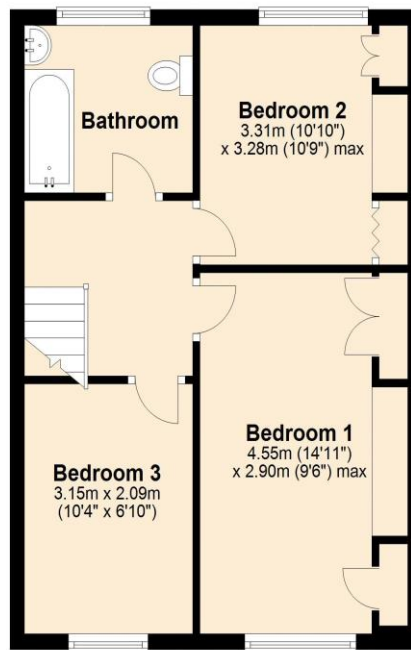
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Floorplan

Ground Floor



First Floor



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