



## Polmaise Street, Blaydon, Tyne And Wear, NE21 4DB

**\*\*\*CHAIN FREE\*\*\*** Lovely three bedroom stone terrace on the ever popular Polmaise Street, Blaydon. To the ground floor there is an entrance hall, enclosed lounge, separate dining room with under stairs storage cupboard, and kitchen. To the first floor there are three good sized bedrooms and a white suite family bathroom. Externally the property benefits from a low maintenance courtyard garden to the front and enclosed yard to the rear. Parking available on street. This spacious family home will be ideal for a wide range of buyers looking to make Blaydon home and is simply not to be missed out on! EPC Rating D.



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

**Stone Terrace Home**

**Three Bedrooms**

**Close To Local Amenities**

**Courtyard Garden & Yard**

**EPC Rating D**

**Offers Over £120,000**

**Lounge** 14' 2" x 13' 9" (4.33m x 4.18m) Max  
Features a pleasant outlook into the front garden area.

**Dining Area** 15' 4" x 13' 7" (4.68m x 4.14m) Max  
Dining area with under stairs cupboard for storage.

**Kitchen** 16' 10" x 7' 2" (5.14m x 2.18m)  
Features a range of wall and base units for storage, space for which goods and integrated oven/hob.

**Bedroom 1** 14' 7" x 11' 9" (4.45m x 3.57m) Max

**Bedroom 2** 13' 6" x 11' 11" (4.11m x 3.63m) Max

**Bedroom 3** 11' 4" x 6' 6" (3.46m x 1.98m)

**Bathroom** 9' 4" x 6' 11" (2.85m x 2.12m)  
Features a white suite bath, w/c and wash basin with built in cupboard storage.

#### Externally

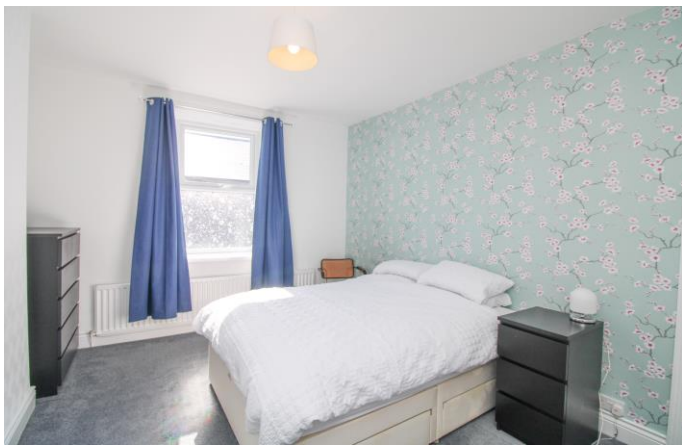
On street parking to the rear and top of street. Courtyard garden to the front and enclosed yard to the rear.

#### Additional Information

This is a freehold property. Council tax band A. Awaiting EPC. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining – the North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any particular issues with this property, your conveyancer will carry out a coal mining search to check further details. Heating system - we understand this property has a back boiler system. A buyer may wish to consider updating this.

#### 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.

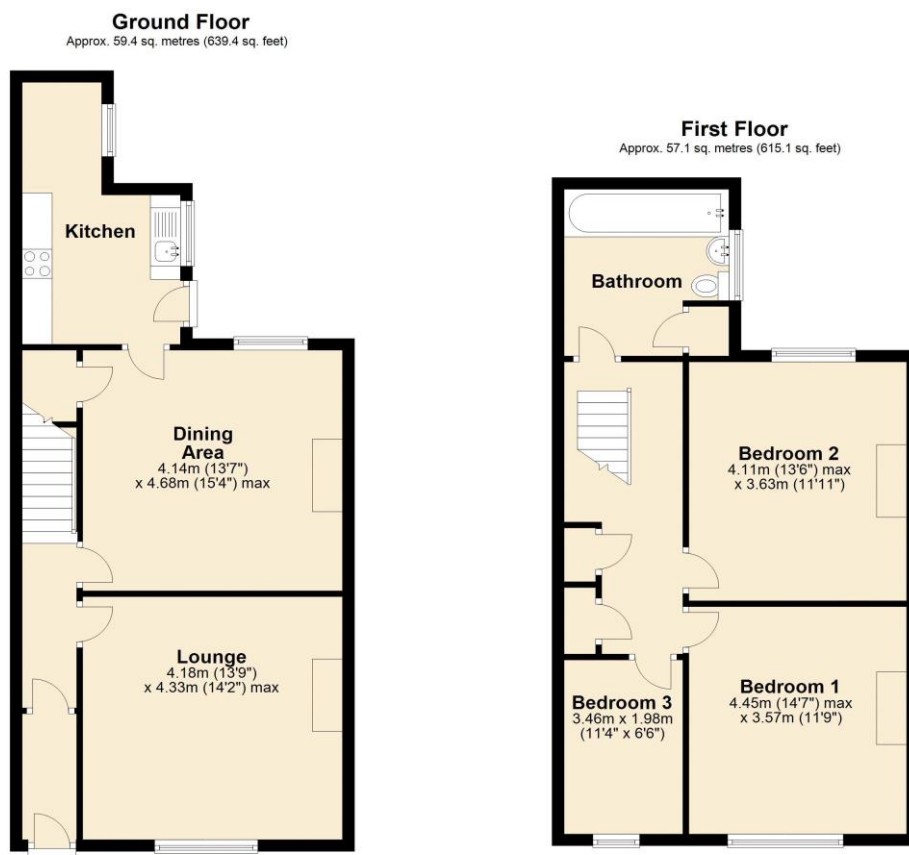




**EPC Graph (full EPC available on request)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

# Floorplan



Total area: approx. 116.5 sq. metres (1254.5 sq. feet)

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

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