



Springfield Road, Blaydon, Tyne And Wear, NE21 5DB

*****SIMPLY STUNNING!***** This three bedroom townhouse simply **MUST** be viewed to be appreciated! The current owner has lovingly upgraded this house to create a spacious, modern home which will appeal to a wide range of buyers! The property comprises of entrance hallway leading to a fabulous open plan lounge/kitchen/dining room with snug area. There is also a handy utility room and W/C to the ground floor. To the first floor are two double bedrooms and a gorgeous family bathroom W/C. A study/entrance lobby leads to the top floor master suite, which benefits from fitted wardrobes and a bright and modern en-suite shower room. Externally the property benefits from driveway parking and a low maintenance enclosed rear garden. Viewing essential! Awaiting EPC rating.



*****SIMPLY STUNNING!*****

Three Bedroom Townhouse

Beautifully Upgraded

Driveway & Garden

Viewing Essential

Awaiting EPC Rating

Offers in the Region Of £239,950

Open plan Lounge/Kitchen/Diner/Snug 25' 1" x 24' 5" (7.64m x 7.43m) max (L shaped room)

Beautifully remodelled by the current owner to provide modern style spacious living. Kitchen area fitted with modern style Wren full height wall units to give maximum storage. Integrated appliances including oven, induction hob, dishwasher, under counter fridge and freezer and built in Bosch microwave. Space for table and chairs. Under stairs storage pantry with sliding door. Media wall. French doors leading to rear garden.

Utility Room 6' 9" x 4' 1" (2.06m x 1.25m)

Sliding glazed internal pocket door, gas combi boiler, full sized integrated fridge/freezer, larder cupboard, space for washing machine and condensing tumble dryer (not included).

Ground floor W/C 4' 8" x 3' 3" (1.42m x 0.98m)

Wash basin, W/C.

Lobby/Entrance Room 6' 5" x 6' 6" (1.95m x 1.98m)

This room is currently used as a home office and gives access to the top floor master suite. This versatile space could also be used as a dressing area or for storage as required.

Master bedroom 16' 10" x 14' 8" (5.12m x 4.48m) max

Stunning top floor master suite with fitted wardrobes and en-suite.

En-suite 7' 1" x 5' 10" (2.15m x 1.77m)

Bright and airy fully tiled en-suite comprising of shower cubicle, wash basin and W/C. Door to eaves storage area.

Bedroom 2 12' 5" x 9' 7" (3.78m x 2.92m) max

Fitted wardrobes.

Bedroom 3 10' 0" x 8' 0" (3.05m x 2.43m)

Family Bathroom 8' 0" x 5' 4" (2.43m x 1.62m)

Modern style bathroom comprising of bath with shower over, wash basin and W/C.

Externally

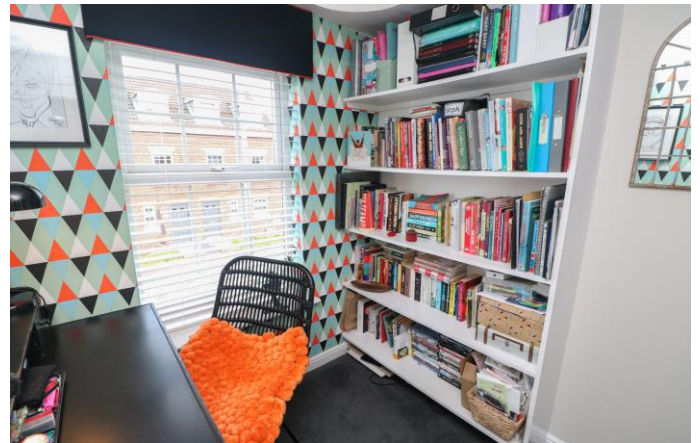
Garden to front with metal railings. Driveway parking. Enclosed garden to rear with low maintenance patio areas. Summerhouse with power and storage unit. Raised planted areas. Outdoor socket and tap.

Additional information

Council tax band: C 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 specific issues with this property. Your conveyancer may carry out a coal mining search.

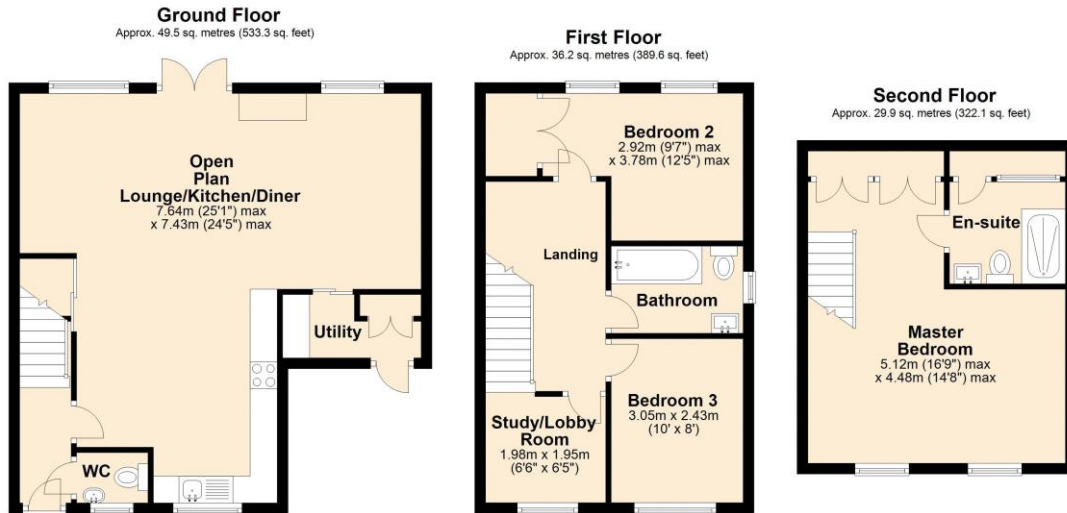
Important note to purchasers

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. 115.7 sq. metres (1244.9 sq. feet)

EPC Graph (full EPC available on request)



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