



Monarch Terrace, Blaydon, Tyne And Wear, NE21 4BW

CHAIN FREE Lovely stone built end terrace. The property comprises of entrance hall, spacious open plan lounge and dining area, kitchen extension to the ground floor. To the first floor are three bedrooms and white suite family bathroom. Enclosed yard to the rear ideal for entertaining, with easy access to the local playing field with parking available on street. Viewing highly recommended to appreciate all this property has to offer. EPC Rating E.



CHAIN FREE

End Terrace

Three Bedrooms

Playing Field To Rear

Open Plan Living Space

EPC Rating E

Offers Over £109,950

Lounge 13' 11" x 10' 7" (4.23m x 3.23m) Max
Features a lovely fireplace and outlook to the front street.

Dining Room 17' 5" x 11' 7" (5.30m x 3.54m) Max
Open plan lounge/dining area with cupboard storage under the stairs.

Kitchen 16' 11" x 8' 2" (5.16m x 2.50m)
Galley kitchen with access to the enclosed rear yard. Fitted with a range of wall and base units for storage along with space for white goods.

Bedroom 1 11' 7" x 9' 9" (3.53m x 2.98m) Max

Bedroom 2 10' 8" x 10' 2" (3.24m x 3.09m) Max

Bedroom 3 8' 8" x 7' 1" (2.64m x 2.17m) Max

Family Bathroom 8' 1" x 5' 11" (2.46m x 1.80m)
White suite W/C, Bath with overhead shower, Wash Basin.

Externally

Street access and vehicle parking to the front and rear of the property.
Easy to maintain enclosed yard ideal for entertaining.

Additional Information

This is a freehold property, EPC Rating E, council tax band A. 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.

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.

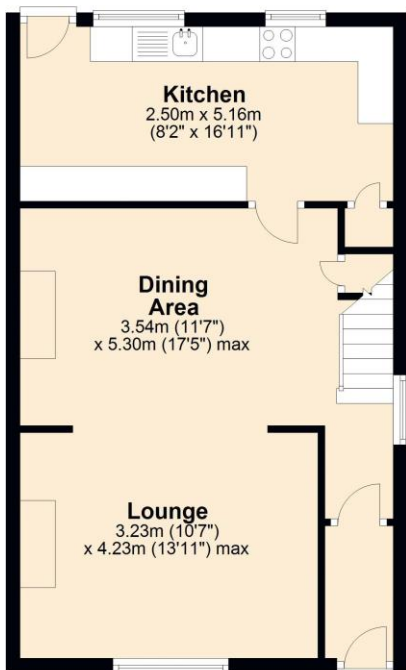




Floorplan

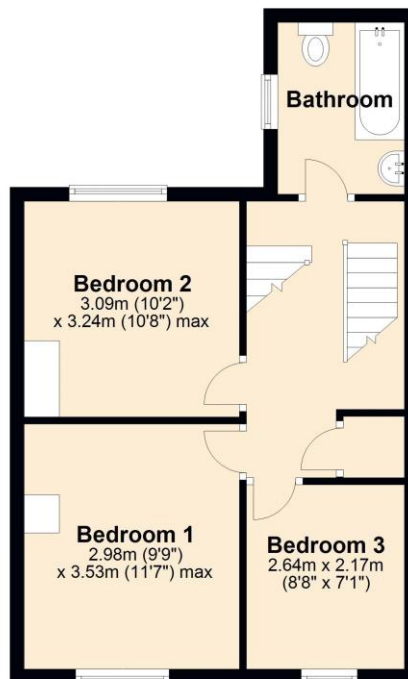
Ground Floor

Approx. 50.0 sq. metres (538.0 sq. feet)



First Floor

Approx. 41.0 sq. metres (440.8 sq. feet)



Total area: approx. 90.9 sq. metres (978.8 sq. feet)

EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	42 E	
21-38	F		
1-20	G		

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