



Holywell Close, Blaydon, Tyne And Wear, NE21 5JH

CHAIN FREE This two bedroom end terrace house in Blaydon is surprisingly spacious and a viewing is highly recommended! The property comprises of an entrance porch, hallway, lounge/diner and kitchen to the ground floor. To the first floor are two double bedrooms, a bathroom and separate W/C. The landing adds additional fitted storage. Externally the property benefits from an enclosed rear garden with storage shed. Parking available on street. Awaiting EPC rating.



CHAIN FREE

End Terrace House

Two Double Bedrooms

Updating Required

Viewing Essential

Awaiting EPC Rating

£80,000

Lounge/Diner 20' 3" x 10' 3" (6.16m x 3.12m)

Feature fireplace.

Kitchen 10' 0" x 9' 5" (3.04m x 2.87m)

Fitted with a range of wall and base units, space for freestanding appliances (not included), built in wall cupboard.

Bedroom 1 14' 3" x 9' 6" (4.35m x 2.90m) max

Bedroom 2 11' 10" x 10' 2" (3.60m x 3.11m)

Bathroom 5' 9" x 5' 1" (1.76m x 1.55m)

Bath with shower over, wash basin.

W/C 5' 9" x 2' 7" (1.76m x 0.79m)

W/C.

Externally

Enclosed garden to rear with lawn and planted borders. Storage shed. Grassed area to front and side (maintained by the council). Parking available on street.

Additional information

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 specific issues with this property. Your conveyancer may carry out a coal mining search. Heating system: Electric boiler system supplying radiators and water tank for hot water. Please note, this property has spray foam insulation in the loft. You should make your own enquiries regarding 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.



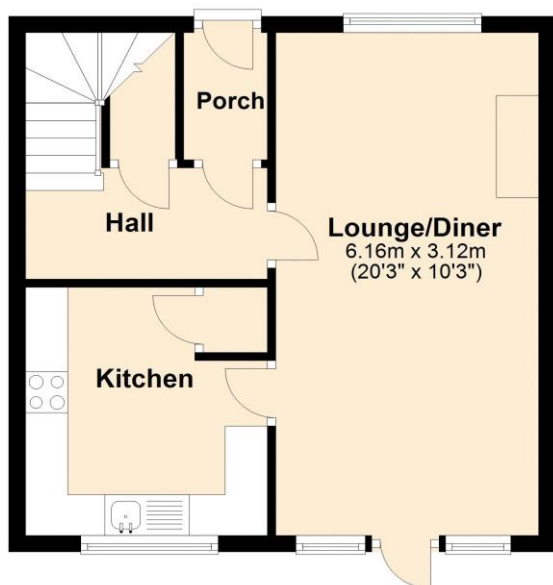


EPC Graph (full EPC available on request)

Floorplan

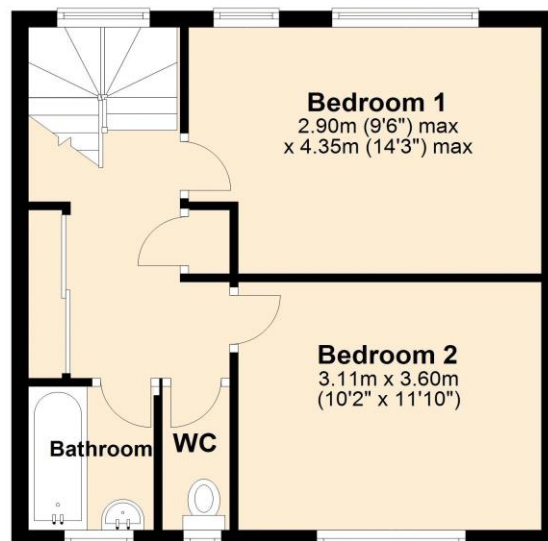
Ground Floor

Approx. 37.5 sq. metres (403.8 sq. feet)



First Floor

Approx. 38.1 sq. metres (410.2 sq. feet)



Total area: approx. 75.6 sq. metres (814.0 sq. feet)

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