



Iris Close, Blaydon, Tyne And Wear, NE21 4EQ

CHAIN FREE While in need of modernisation this lovely feel three bed family home would be ideal for a wide range of buyers looking to make Blaydon home! To the ground floor there is a spacious lounge with separate dining room and kitchen. To the first floor there are three good sized bedrooms and family bathroom. Externally this property packed with potential boasts enclosed gardens to the front side and rear with on street parking to the cul de sac. Close to bus stops, school, and local amenities this is a property simply not to be missed out on! Awaiting EPC.



CHAIN FREE

PROJECT PROPERTY

Semi Detached Home

Three Bedrooms

Generous Garden Plot

Awaiting EPC

£120,000

Lounge 13' 1" x 12' 8" (4.00m x 3.86m) Max
Spacious lounge looking out over the front playing field.

Dining Room 9' 7" x 9' 2" (2.92m x 2.79m)
Separate dining room with pleasant outlook to the enclosed rear garden.

Kitchen 10' 0" x 9' 5" (3.04m x 2.88m)
Features a range of wall and base units for storage with space for white goods.

Bedroom 1 10' 8" x 6' 7" (3.24m x 2.00m) Max
Features a pleasant outlook over the front of the house and boasts built in wardrobe for storage.

Bedroom 2 8' 2" x 7' 3" (2.48m x 2.21m) Max
Overlooks the rear garden, and extra cupboard space for storage.

Bedroom 3 8' 9" x 8' 0" (2.67m x 2.44m) Max
Benefits from an over stairs cupboard for storage and outlook to front playing field.

Family Bathroom 8' 0" x 6' 1" (2.44m x 1.85m)
White suite bathroom with W/C, Wash Basin and Bath with over head shower.

Externally
Enclosed gardens to the front, side and rear of the property. A short walk from local bus stops and cul de sac parking 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.

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

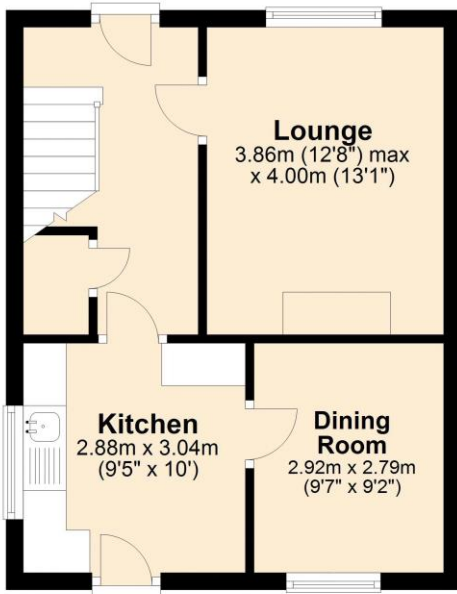




Floorplan

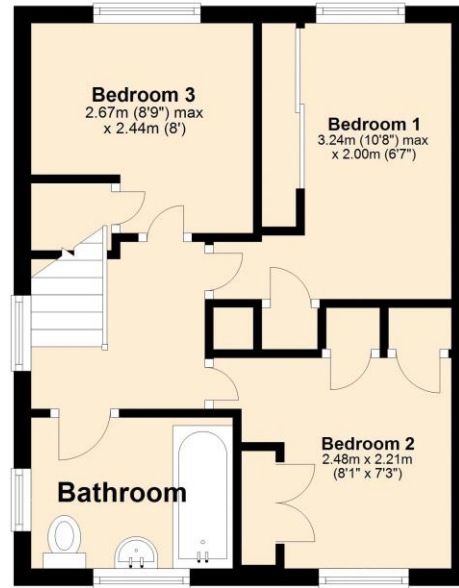
Ground Floor

Approx. 34.6 sq. metres (373.0 sq. feet)



First Floor

Approx. 30.9 sq. metres (332.3 sq. feet)



Total area: approx. 65.5 sq. metres (705.3 sq. feet)

[EPC Graph \(full EPC available on request\)](#)

For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

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