



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

**\*\*\*CHAIN FREE\*\*\*** This three bedroom terraced house has been recently updated by the current owner and would make an ideal first home to buy to let investment. The property comprises of entrance hall, lounge, dining room and updated kitchen to the ground floor. To the first floor are three bedrooms, a large bathroom and separate W/C. Externally the property benefits from a pleasant outlook to the rear overlooking playing fields, as well as an enclosed rear yard with storage area. Parking available on street to the front and rear. Early viewing essential to avoid disappointment! Awaiting EPC rating.



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

**Terraced House**

**Three Bedrooms**

**Well Presented**

**Pleasant Outlook**

**Awaiting EPC Rating**

**Offers Over £115,000**

**Lounge** 13' 5" x 10' 8" (4.10m x 3.24m) max  
Feature fireplace.

**Dining Room** 13' 8" x 10' 6" (4.17m x 3.20m)

**Kitchen** 12' 0" x 8' 2" (3.67m x 2.48m)

Recently updated by the current owner and comprising of a range of wall and base units, integrated oven, hob and fridge/freezer. Space for freestanding washing machine (included).

**Bedroom 1** 10' 9" x 9' 10" (3.27m x 3.00m)

Please outlook to rear.

**Bedroom 2** 11' 10" x 7' 9" (3.61m x 2.35m) excluding storage

Built in cupboards. Single cupboard housing gas fired combi boiler.

**Bedroom 3** 8' 8" x 7' 9" (2.63m x 2.37m)

Large built in cupboard.

**Bathroom** 8' 5" x 8' 2" (2.57m x 2.48m)

Bath, separate shower cubicle, wash basin.

**Separate W/C** 5' 0" x 2' 10" (1.53m x 0.87m)

W/C.

#### Externally

Enclosed yard to the rear with storage area. Gate leading to back lane for parking. Playing fields and allotments beyond. Further parking available on street to front.

#### Additional information

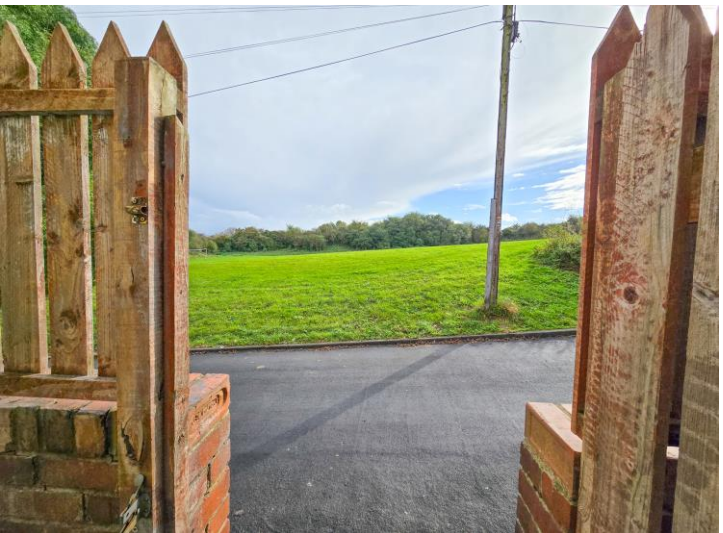
Council tax band: A We understand this property is freehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/> Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. We have not been made of aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

#### Important note to purchasers

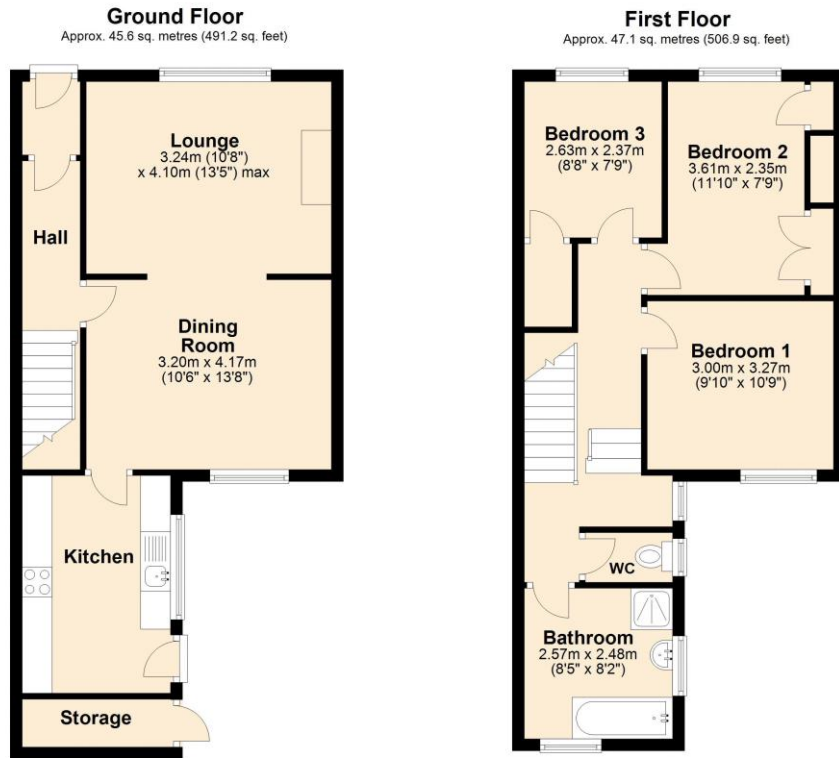
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.







# Floorplan



Total area: approx. 92.7 sq. metres (998.1 sq. feet)

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

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

**WE WIN AWARDS** year-after-year and are currently ranked in the top 5% for lettings in the country!

*Lorraine* Valuer & Negotiator

*Emma* Owner & Managing Director

*Laura*  
Sales & Lettings Negotiator

*Brooke*  
Lettings  
Co-ordinator

*Louise*  
Sales & Lettings Negotiator



facebook.

PRS  
Property  
Reserve  
Scheme

rightmove

OnTheMarket.com

Zoopa.co.uk

PrimeLocation.com

firstmortgage.co.uk®

