



Helen Street, Blaydon Burn, Tyne And Wear, NE21 4ER

****CHAIN FREE*** This two bedroom stone terrace has been recently updated by the current owner to include a new kitchen, redecoration and carpets. The property comprises of lounge/dining room, newly fitted kitchen and bathroom to the ground floor. To the first floor are two bedrooms. Externally the property benefits from a rear yard. Parking available on street. Viewing highly recommended. EPC rating D.



CHAIN FREE

Stone Terrace

Two Bedrooms

Recently Updated

Viewing Recommended

EPC Rating D

Offers Over £80,000

Lounge/Diner 16' 0" x 15' 11" (4.88m x 4.84m) max
Feature fireplace.

Kitchen 11' 0" x 7' 5" (3.36m x 2.26m)
Recently fitted by the current owner and comprising of wall and base units, integrated oven and hob. Space for freestanding appliances (not included).

Bathroom 7' 4" x 4' 9" (2.23m x 1.44m)
Bath with shower over, wash basin, W/C.

Bedroom 1 12' 9" x 7' 11" (3.88m x 2.42m) max
Fitted wardrobe.

Bedroom 2 9' 5" x 7' 10" (2.87m x 2.40m)

Externally

Yard to rear. Parking available on street.

Additional information

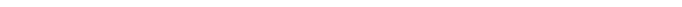
We understand this property has been a buy to let in the past and therefore a current valid CP12 (gas safety) and EICR (electrical safety) are available. We have been advised that the combi boiler was fitted approximately 18 months ago. Council tax band: A We understand this property is freehold. Mobile 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.

EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



Floorplan

Ground Floor

Approx. 35.1 sq. metres (378.2 sq. feet)



First Floor

Approx. 23.8 sq. metres (256.7 sq. feet)



Total area: approx. 59.0 sq. metres (634.9 sq. feet)

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