



Morven Lea, Blaydon, Tyne And Wear, NE21 4EY

Living Local are delighted to welcome to the market this lovely three bedroom end terrace on the ever popular Morven Lea. The ground floor consists of a spacious open plan lounge/dining area and kitchen with under stairs storage area. To the first floor there are three good sized bedrooms with added cupboards for storage along with a family bathroom. Externally this lovely home features gardens to the front, side and rear with a garage en-bloc. Close to village amenities, travel links and schools this property will be ideal for a wide range of buyers, viewing is simply essential! EPC Rating C.



*****CHAIN FREE*****

End Terrace

Three Bedrooms

Easy to Maintain Gardens

Garage

EPC Rating C

£120,000

Lounge 13' 10" x 12' 3" (4.21m x 3.74m) Max
'L' shaped open plan lounge and dining area.

Dining Room 10' 8" x 8' 5" (3.24m x 2.57m)
Dining room looks out onto rear garden.

Kitchen 9' 6" x 8' 1" (2.89m x 2.47m)
Fitted with a range of wall and base units for storage and space for white goods. There is also an under stairs area for extra storage.

Bedroom 1 12' 4" x 10' 7" (3.76m x 3.23m) Max
Benefits from a built in cupboard for storage.

Bedroom 2 11' 1" x 9' 1" (3.37m x 2.78m) Max
Benefits from a built in cupboard for storage and pleasant outlook to the front green.

Bedroom 3
Pleasant outlook to front green area.

Bathroom 6' 3" x 6' 1" (1.90m x 1.85m)
Features 'P' shaped bath with over head shower, W/C and wash basin.

Externally
Externally this great property benefits from gardens to the front, side and rear, ideal for entertaining. There is also a separate garage en-bloc just along the street.

Additional Information
We understand this is a freehold property. EPC Rating C. Council Tax Band B. . 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.





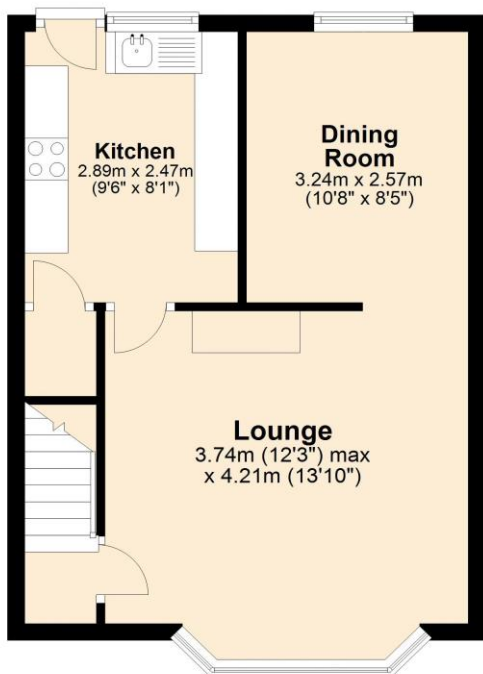
EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan

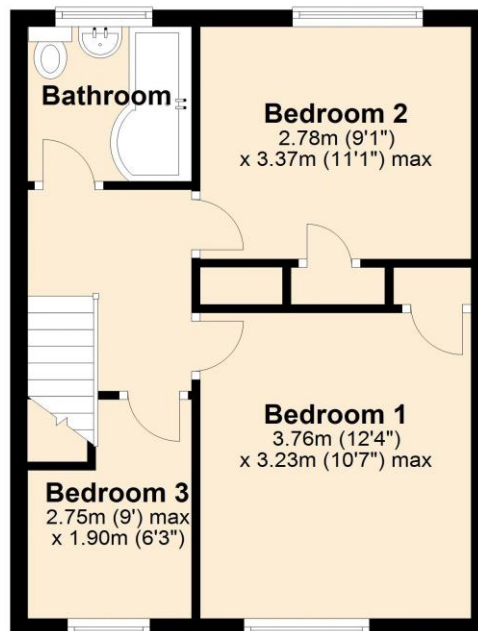
Ground Floor

Approx. 35.9 sq. metres (386.9 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.7 sq. feet)



Total area: approx. 73.6 sq. metres (792.6 sq. feet)

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

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