



Heddon View, Blaydon, Tyne And Wear, NE21 4RL

*****A PROPERTY WITH POTENTIAL!***** This semi detached three bedroom home on Heddon View would be ideal for a range of buyers looking for a project or investment opportunity. To the ground floor there is a lounge, kitchen, spacious conservatory and downstairs bathroom. To the first floor there are three bedrooms and a upstairs W/C. Externally the property is in a great location in Blaydon, a short journey to Winlaton Village or Blaydon Precinct with all their related amenities and travel links. This is a property requiring full renovation but a viewing is essential to appreciate the size of plot on offer. Awaiting EPC.



*****CHAIN FREE FULL RENOVATION
PROPERTY*****

Semi Detached Property

Driveway & Gardens

Conservatory

Awaiting EPC

Offers Over £75,000

Lounge 13' 0" x 11' 3" (3.97m x 3.43m)

Overlooks the driveway area.

Kitchen 14' 11" x 8' 4" (4.55m x 2.53m) Max

Fitted with a range of wall and base units for storage and space for white goods and access to the conservatory.

Bathroom 6' 1" x 3' 10" (1.85m x 1.17m)

Features a bath, W/C and wash basin.

Conservatory 15' 11" x 11' 3" (4.84m x 3.44m)

Bedroom 1 11' 4" x 10' 8" (3.46m x 3.24m) Max

Bedroom 2 10' 10" x 9' 6" (3.29m x 2.89m) Max

W/C 4' 0" x 3' 3" (1.21m x 0.98m)

Features w/c.

Bedroom 3 9' 3" x 7' 4" (2.81m x 2.23m)

Externally

Externally the property has a driveway to the front of the property with spacious gardens to the side and rear.

Additional Information

Council tax band: A Awaiting EPC. 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.



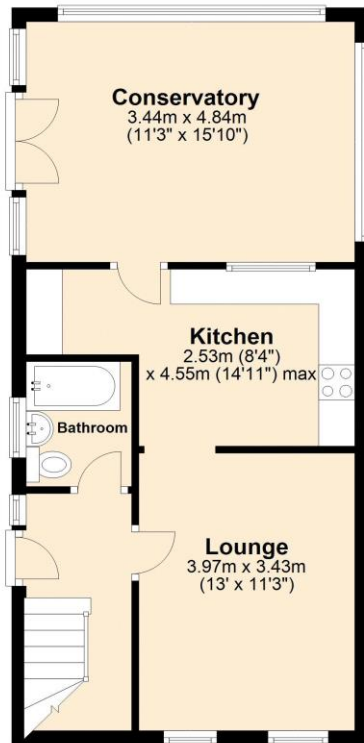


EPC Graph (full EPC available on request)

Floorplan

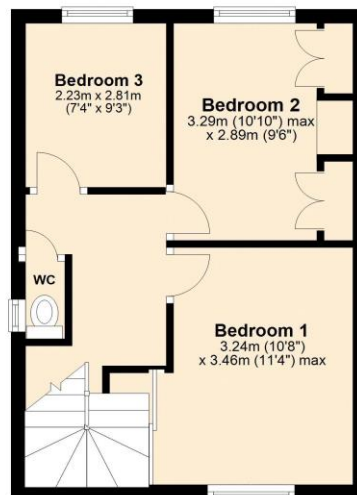
Ground Floor

Approx. 47.9 sq. metres (515.7 sq. feet)



First Floor

Approx. 35.8 sq. metres (385.7 sq. feet)



Total area: approx. 83.7 sq. metres (901.4 sq. feet)

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

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