



## River View, Blaydon, Tyne And Wear, NE21 4DT

**\*\*\*CHAIN FREE\*\*\*** Living Local is delighted to welcome to the market this lovely feel semi detached three bedroom property on River View, Blaydon! To the ground floor there is a lounge with separate open plan kitchen/dining area with patio door access to the enclosed rear garden. To the first floor there are three bedrooms and a family bathroom. Externally there is a raised garden to the front, with side access to the rear enclosed garden which is ideal for entertaining! If River View could be your new home, get in touch today to arrange your viewing to avoid missing out! Awaiting EPC.

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

**Semi Detached Home**

**Three Bedrooms**

**Open Plan Kitchen/Dining Area**

**Garden**

**Awaiting EPC**

**Offers Over £95,000**

**Lounge** 12' 10" x 11' 7" (3.92m x 3.54m) max

**Kitchen** 12' 8" x 8' 4" (3.87m x 2.53m)

Open plan kitchen/diner area with under stairs cupboard for storage.

**Dining Area** 8' 6" x 7' 2" (2.60m x 2.18m)

Open dining area with patio door access to the rear garden ideal for entertaining.

**Bedroom 1** 12' 8" x 9' 11" (3.87m x 3.02m) Max

Pleasant outlook over surrounding areas and cupboard space for storage.

**Bedroom 2** 10' 0" x 8' 6" (3.05m x 2.60m) Max

Pleasant outlook over rear back garden.

**Family Bathroom** 8' 4" x 6' 2" (2.54m x 1.89m)

White suite bathroom featuring bath with overhead shower, w/c and wash basin.

**Bedroom 3** 9' 8" x 6' 3" (2.94m x 1.90m) max

### Externally

Raised garden to the front with pathway access down the side of the property, leading to an enclosed spacious rear garden.

### Additional Information

This is a freehold property. Awaiting EPC. Council tax band A. 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.



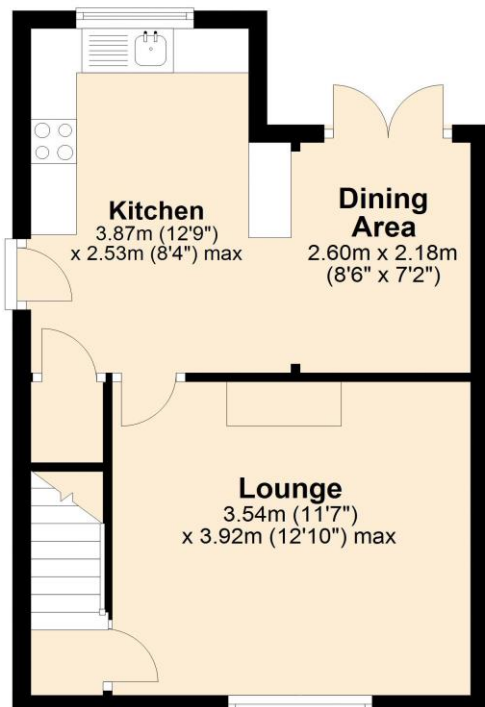


**EPC Graph (full EPC available on request)**

# Floorplan

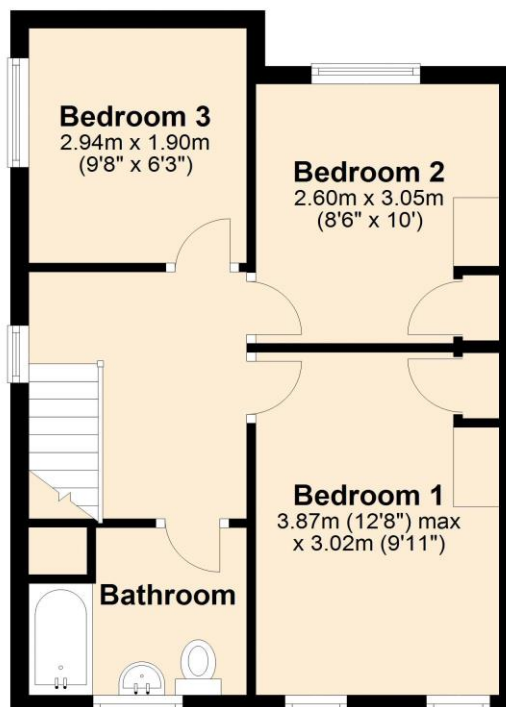
## Ground Floor

Approx. 35.0 sq. metres (376.2 sq. feet)



## First Floor

Approx. 38.9 sq. metres (418.8 sq. feet)



Total area: approx. 73.9 sq. metres (795.0 sq. feet)

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

Zoopla.co.uk

PrimeLocation.com

firstmortgage.co.uk®

