



Mary Street, Blaydon, Tyne And Wear, NE21 4QA

Living Local is pleased to welcome to the sale market this lovely family home on the ever popular Mary Street, Blaydon. To the ground floor there is a lounge, spacious kitchen/diner with separate utility area leading to an enclosed yard. The first floor benefits from two double bedrooms and modern family bathroom. The second floor boasts a versatile loft room currently used as a home office/work room! A property simply not to be missed out on! EPC Rating E.



*****WELL PRESENTED HOME*****

Loft Room

Mid Terrace

Yard

Two Bedrooms

EPC Rating E

Offers Over £120,000

Lounge 14' 3" x 11' 9" (4.34m x 3.58m)

Family lounge area looking out onto the front street.

Kitchen/Diner 17' 6" x 11' 8" (5.34m x 3.56m) Max

A spacious family kitchen/dining area, an ideal heart of the family home with open access to the utility area.

Utility 7' 3" x 7' 0" (2.21m x 2.13m)

Affords access to the rear yard.

Bedroom 1 12' 8" x 11' 5" (3.85m x 3.48m) Max

A double bedroom overlooking the front street.

Bedroom 2 11' 11" x 11' 7" (3.62m x 3.53m) Max

A double bedroom overlooking the enclosed yard area.

Bathroom 9' 0" x 5' 10" (2.75m x 1.78m)

Modern white suite bathroom featuring 'L' shaped bath with overhead shower, w/c and wash basin.

Loft Room 13' 11" x 12' 11" (4.24m x 3.93m) Max

The loft room is currently used as a work room/ home office.

Externally

This lovely home benefits from an enclosed low maintenance yard to the rear ideal for entertaining. With on street parking available to the front.

Additional Information

This is a freehold property. Council Tax Band A. EPC Rating E. 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.

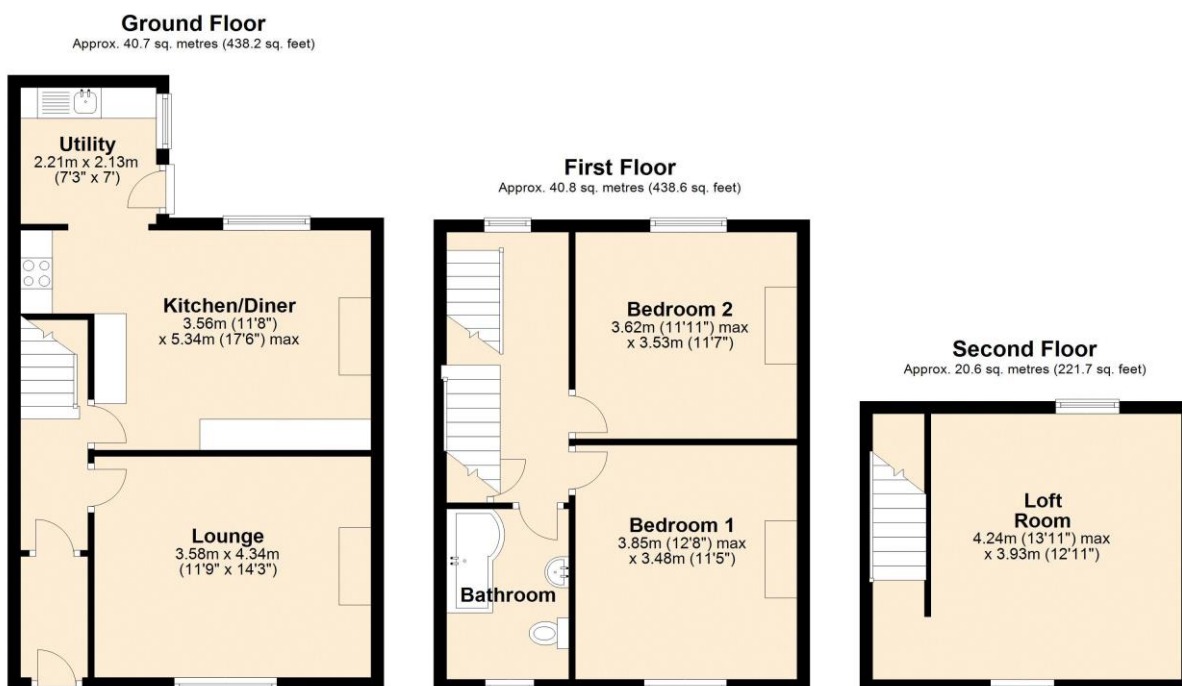




EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Floorplan



Total area: approx. 102.0 sq. metres (1098.5 sq. feet)

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

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