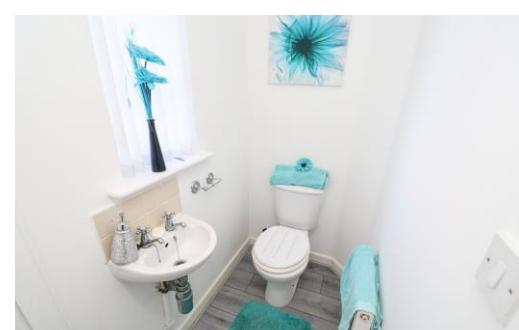




## Simonside Road, Blaydon, Tyne And Wear, NE21 5DX

**\*\*\*CHAIN FREE\*\*\*** Surprisingly spacious three bedroom end link house on the popular High Views Estate in Blaydon. The property comprises of entrance hall, lounge, kitchen/dining room and W/C to the ground floor. To the first floor there are three bedrooms and a family bathroom W/C. Externally there are gardens to the front and rear, as well an allocated parking space. This property is ideal for a wide range of buyers. EPC Rating C.



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

**End Link House**

**Three Bedrooms**

**Kitchen/Diner**

**Gardens & Driveway**

**EPC Rating C**

**Offers Over £155,000**

**Lounge** 14' 10" x 11' 5" (4.51m x 3.49m)

Built in storage cupboard, French Doors to rear garden.

**Kitchen/Diner** 13' 9" x 11' 7" (4.18m x 3.54m) max

Fitted with a range of wall and base units, integrated oven/hob, space for freestanding appliances and dining table (not included).

**Ground floor W/C** 4' 8" x 3' 2" (1.43m x 0.97m)

Wash basin, W/C.

**Bedroom 1** 14' 10" x 9' 9" (4.52m x 2.97m)

Two windows, built in storage cupboard.

**Bedroom 2** 9' 7" x 8' 1" (2.93m x 2.47m)**Bedroom 3** 6' 7" x 6' 5" (2.01m x 1.96m)**Bathroom** 8' 5" x 5' 5" (2.57m x 1.66m)

Bath with shower over, wash basin, W/C.

**Externally**

Enclosed garden to rear with patio and lawned areas. Driveway/parking space and lawned garden to front.

**Additional information**

Council tax band: B 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.



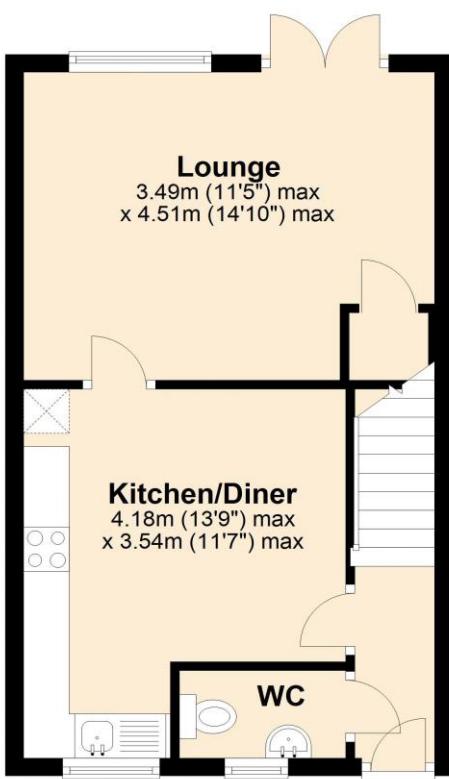


### EPC Graph (full EPC available on request)

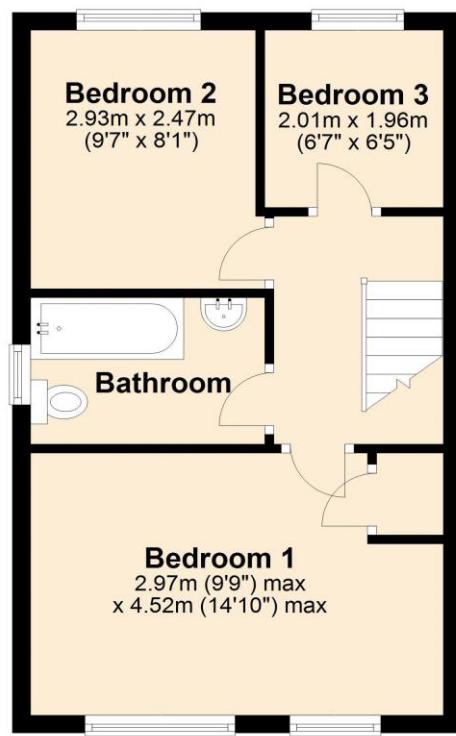
Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Floorplan

### Ground Floor



### First Floor



For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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