



Lucy Street, Blaydon, Tyne And Wear, NE21 5PU

Built circa 1895, this four bedroom stone terrace is a superb example of a modern style family home, with all the benefits of a period property. The current owners have beautifully refurbished the property during their ownership, retaining and improving many stunning period features along the way. The property comprises of entrance hallway, lounge with wood burner, dining room and spacious kitchen to the ground floor. To the first floor are three bedrooms and a stunning family bathroom W/C. To the second floor is a master suite created in the loft space with en-suite and dressing area. Externally is a pretty enclosed rear yard, parking available on street. Excellent location within easy access of local shops, amenities and transport links. Viewing essential! Awaiting EPC rating.



*****VIEWING ESSENTIAL*****

Period Stone Terrace

Four Bedrooms

Master Bedroom with En-suite

Beautifully Presented

Awaiting EPC Rating

Offers Over £270,000

Lounge 14' 6" x 14' 0" (4.42m x 4.26m) max
Feature fireplace with wood burner. Bay window.

Dining Room 14' 3" x 12' 2" (4.35m x 3.72m) max
Feature fireplace with gas fire.

Kitchen 17' 9" x 9' 1" (5.42m x 2.77m) max
Fitted with a stylish range of wall and base units, range cooker, microwave and dishwasher. Space for fridge/freezer and washing machine (not included).

Master bedroom 11' 7" x 9' 8" (3.52m x 2.95m)
Situated on the second floor, this converted loft benefits from dual aspect skylight windows, fitted wardrobes and dressing area. Additional eaves storage. Access to en-suite.

En-suite 8' 5" x 7' 1" (2.56m x 2.15m) max
Shower cubicle, wash basin, W/C.

Bedroom 2 14' 5" x 12' 4" (4.40m x 3.76m) max

Bedroom 3 14' 3" x 11' 9" (4.35m x 3.59m) max
Fitted wardrobe.

Bedroom 4 10' 7" x 7' 0" (3.22m x 2.14m) max
Fitted wardrobe.

Family Bathroom 9' 3" x 8' 8" (2.81m x 2.63m) max
Shower cubicle, bath, wash basin, W/C.

Externally

Enclosed yard to the rear. Parking available on street. Situated within easy access of local shops, amenities and transport links within Blaydon shopping centre, bus interchange and train station.

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.





Floorplan



Total area: approx. 148.9 sq. metres (1602.5 sq. feet)

EPC Graph (full EPC available on request)

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

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