



## Berryhill Close, Blaydon, Tyne And Wear, NE21 5JW

Living Local is pleased to welcome to the sale market this packed with potential three bedroom mid terrace family home on the ever popular Berryhill Close, Blaydon! To the ground floor there is an open plan kitchen/diner with cupboard storage, W/C and separate lounge. Upstairs features three bedrooms and a wet room styled bathroom. Externally there is street parking nearby, with an enclosed garden to the rear, and open lawned area to the front. While in need of modernisation this property is packed with potential for a wide range of looking to make a house there own. Not to be missed out on, early viewing essential to appreciate all this property has to offer! Awaiting EPC.



\*\*\*Mid Terrace Home\*\*\*

Garden

Three Bedroom

Property With Potential!

Open Kitchen/Diner

Awaiting EPC

**£115,000**

**Lounge** 12' 7" x 12' 0" (3.84m x 3.65m) Max  
Lounge features pleasant outlook into the rear garden.

**W/C** 6' 8" x 3' 4" (2.04m x 1.02m)  
W/C and Wash Basin.

**Kitchen** 11' 1" x 9' 5" (3.37m x 2.86m)  
Open Kitchen/Diner with built in cupboard storage, range of wall and base units and space for white goods.

**Dining Area** 10' 1" x 9' 5" (3.07m x 2.86m)  
A lovely dining area with access to rear garden.

**Bedroom 1** 12' 1" x 10' 3" (3.69m x 3.13m) Max

**Bedroom 2** 14' 10" x 11' 11" (4.51m x 3.62m) Max  
Built in cupboard for storage.

**Bedroom 3** 12' 0" x 8' 10" (3.66m x 2.68m) Max  
Bedroom features pleasant outlook to front playing green.

**Bathroom** 9' 5" x 5' 10" (2.87m x 1.78m)  
Shower wet room with wash basin and W/C.

### Externally

This lovely property benefits from an open lawned garden area to the front with playing green, to the rear is an enclosed easy to maintain garden ideal for entertaining with on street parking available.

### Additional Information

Council tax band A. EPC Rating To Follow. 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

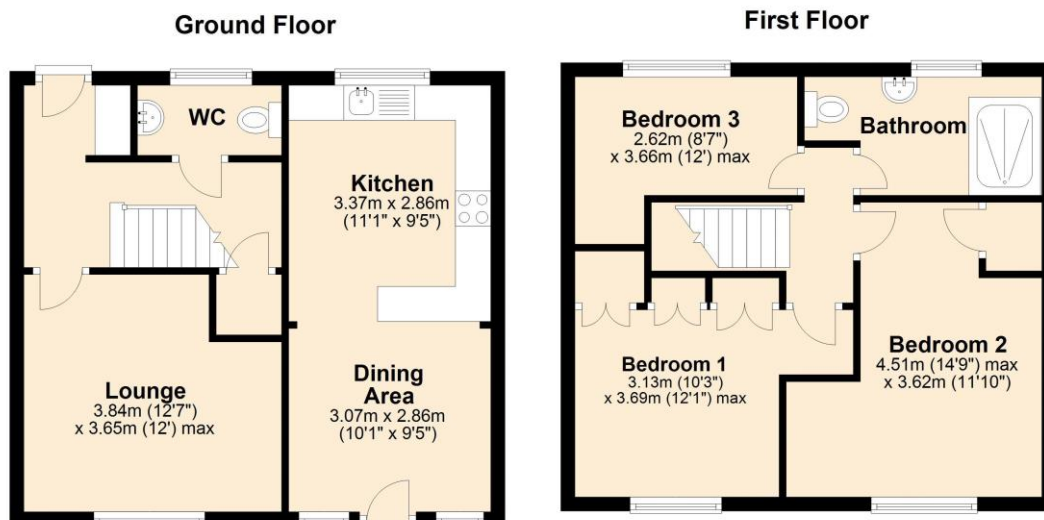
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, appliances and fittings have not been tested by us. If you require any further information, please contact us.







# Floorplan



**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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