



## The Avenue, Blaydon, Tyne And Wear, NE21 5ND

**\*\*\*CHAIN FREE\*\*\*** Lovely four bedroom semi-detached dormer bungalow with bags of character and period features! This spacious property comprises of lounge, dining room, kitchen/diner, sun room, shower room W/C and two bedrooms to the ground floor. To the first floor there are two bedrooms and a further shower room W/C. Externally there are beautiful gardens to the front and rear, as well as a driveway. Early viewing essential! Awaiting EPC rating.



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

**Semi-Detached Dormer Bungalow**

**Four Bedrooms**

**Three Reception Rooms**

**Gardens and Driveway**

**Awaiting EPC Rating**

**Offers Over £360,000**

**Lounge** 12' 9" x 12' 0" (3.89m x 3.67m)

Feature fireplace, bay window.

**Dining Room** 12' 8" x 12' 2" (3.86m x 3.72m)

**Kitchen/Diner** 21' 2" x 10' 1" (6.45m x 3.07m) max

Fitted with a range of wall and base units, cooker. Space for dining table and chairs.

**Sun Room** 10' 4" x 6' 6" (3.15m x 1.99m)

Patio doors to rear garden.

**Bedroom 3** 12' 6" x 12' 1" (3.81m x 3.69m) max

Feature fireplace.

**Bedroom 4** 12' 2" x 10' 2" (3.70m x 3.09m) max

Built in wardrobes.

**Ground Floor Shower Room** 8' 4" x 6' 0" (2.55m x 1.83m)

Shower cubicle, wash basin, W/C.

**Bedroom 1** 11' 8" x 12' 1" (3.56m x 3.69m) min

Access to eaves storage area.

**Bedroom 2** 13' 11" x 5' 11" (4.25m x 1.81m)

**Upstairs Shower Room** 7' 0" x 5' 9" (2.13m x 1.74m)

Shower cubicle, wash basin, W/C.

### Externally

Enclosed garden to rear with lawn and patio areas. Lawned garden to front with driveway. Further parking available on street. Easy access to Shibdon Pond Nature Reserve and public transport links nearby.

### Additional information

Council tax band: D 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

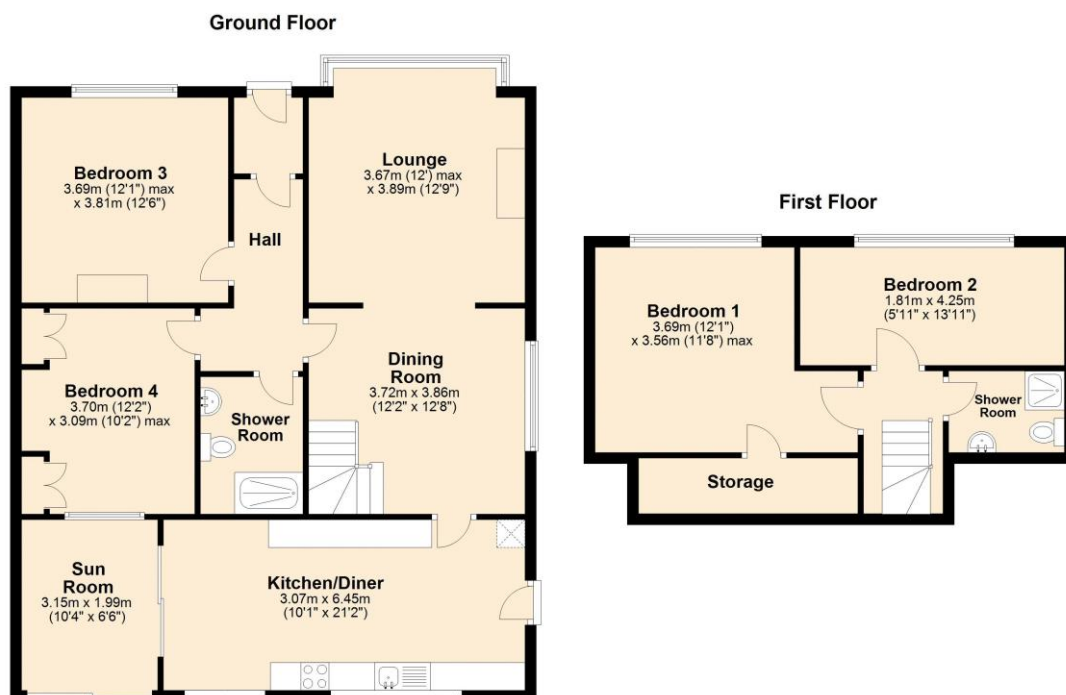
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services, 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](mailto:info@livinglocalhomes.co.uk)

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