



Beech Grove, Blackhall Mill, Tyne And Wear, NE17 7TD

A lovely three bedroom mid terrace family home packed with charm and character! In brief to the ground floor there is a modern kitchen, spacious lounge/dining area living space with patio door access to a naturally developed garden to the rear. The first floor benefits from three bedrooms and a family bathroom featuring skylight. Externally there is lane parking to the front of the house, with pleasant river walks close by. While in need of some updating this property will make a wide range of buyers a really special home and not to be missed out on! Awaiting EPC.



CHAIN FREE

Mid Terrace

Three Bedrooms

Country Walks

Lovely Village Location

Awaiting EPC

£120,000

Lounge/Dining Area 19' 2" x 15' 5" (5.83m x 4.70m)

Open lounge and dining space with access to the enclosed garden via patio doors. The lounge also benefits from an understairs storage area and a feature stove effect gas fireplace.

Kitchen 14' 2" x 7' 10" (4.32m x 2.39m)

A well lit modern kitchen with integrated oven/hob.

Bedroom 1 12' 6" x 12' 4" (3.80m x 3.75m) Max

Features over stairs and additional built in cupboards for storage. Pleasant outlook over the garden area.

Bedroom 2 11' 8" x 8' 7" (3.55m x 2.61m) Max**Bathroom 8' 11" x 6' 5" (2.73m x 1.95m) Max**

Features a bath with separate shower, w/c and wash basin.

Bedroom 3 7' 8" x 5' 7" (2.33m x 1.70m)**Externally**

There is lane parking to the front of the property and a lovingly maintained garden to the rear of the property overlooking a pleasant farmers field. A short walk to local transport links and local businesses.

Additional Information

Awaiting EPC. Council tax band A. 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 aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

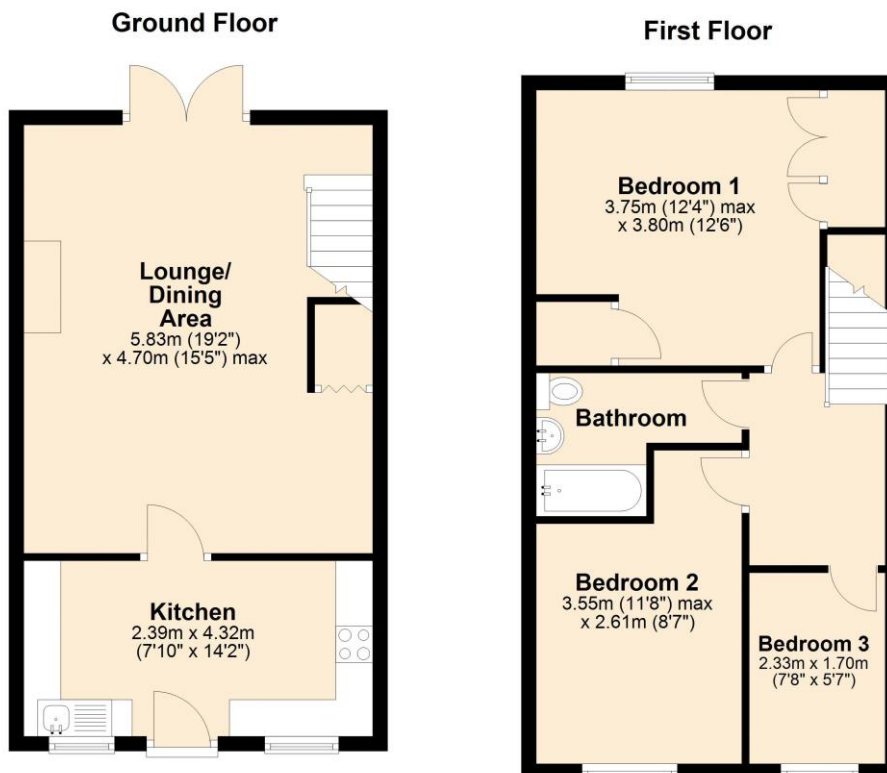
Important Note To Purchasers

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)

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