



Morven Lea, Blaydon, Tyne And Wear, NE21 4EZ

CHAIN FREE Living Local is delighted to welcome to the sale market, a beautifully presented mid terrace home on the ever popular Morven Lea, Blaydon. To the ground floor there is a spacious lounge looking out onto the well maintained front garden area, separate dining room and kitchen with patio door access to the enclosed rear garden ideal for entertaining. To the first floor there are bedrooms and white suite family bathroom. Externally this property also benefits from a garage en-bloc a short walk from the property, with additional on street parking available. Close to local school, village amenities and travel links this fabulous home is simply not to be missed out on! Awaiting EPC.



CHAIN FREE

Gardens

Beautifully Presented Mid Terrace

Garage En-Bloc

Three Bedrooms

Awaiting EPC

£140,000

Lounge 14' 2" x 14' 2" (4.32m x 4.31m)

This lovely room features a pleasant outlook to the front garden area and a lovely electric fireplace.

Dining Room 9' 6" x 8' 6" (2.90m x 2.59m)

The dining room boasts easy access to the enclosed rear garden with patio doors making it the ideal room for family entertaining.

Kitchen 16' 2" x 8' 7" (4.94m x 2.62m)

An extended galley style kitchen with space for white goods, access to rear garden and under the stairs cupboard for storage.

Bedroom 1 12' 6" x 9' 7" (3.82m x 2.92m)

Features built in wardrobes and cupboard space for storage.

Bedroom 2 10' 10" x 8' 11" (3.31m x 2.72m)

Features pleasant outlook over the enclosed rear garden area, and built in cupboard for storage.

Bedroom 3 9' 4" x 6' 6" (2.85m x 1.99m) max

Features open storage area and pleasant outlook to the front playing green.

Bathroom 6' 6" x 6' 4" (1.99m x 1.92m)

Features a white suite bath with overhead shower, w/c and wash basin.

Externally

A small easy to maintain garden to the front and a spacious decked rear garden ideal for entertaining. There is also a detached garage en-bloc currently utilised for storage with on street parking also available.

Additional Information

Council tax band B, awaiting EPC rating. 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

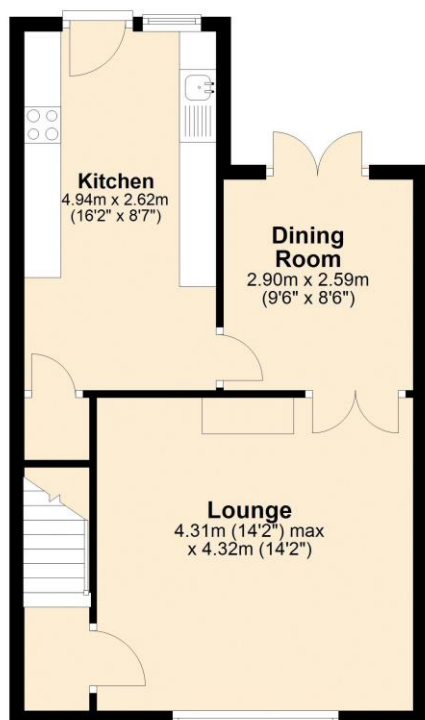
We have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. The measurements are a guide to prospective buyers only and are not precise. We have not carried out a structural survey and the services,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



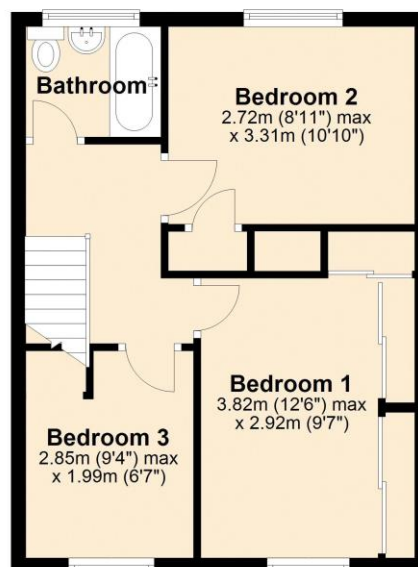


Floorplan

Ground Floor



First Floor



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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