



## Wallington Close, Blaydon, Tyne And Wear, NE21 5EY

Living Local are delighted to market this lovely three bedroom family home on the ever popular Wallington Close, Blaydon. The ground floor comprises of kitchen/diner, WC, lounge and the added bonus of a conservatory making this ideal for family living. The first floor features three bedrooms, bedroom one benefiting from its own en-suite shower room, and family bathroom. Externally the enclosed rear garden has been laid with decking to ensure a low maintenance easily usable space. To the front there is an allocated parking space and further parking on street within the cul-de-sac. This is a property simply not to be missed out on, arrange your viewing today! Awaiting EPC.



**Semi Detached Family Home**

**Allocated Parking**

**Three Bedrooms**

**Cul De Sac Location**

**Nicely Presented**

**Awaiting EPC**

**£170,000**

**Lounge** 14' 10" x 11' 10" (4.53m x 3.61m) Max

This room benefits from an additional cupboard for storage and also holds access through twin patio doors to the conservatory.

**Kitchen/Diner** 15' 1" x 8' 2" (4.59m x 2.49m)

Features a range of wall and base units for storage along with space for white goods- built in oven/hob.

**Conservatory** 12' 4" x 9' 3" (3.75m x 2.81m)

The conservatory features patio doors leading to the enclosed rear garden with decking area ideal for entertaining.

**W/C** 5' 8" x 2' 10" (1.73m x 0.86m)

W/C and Wash Basin.

**Bedroom 1** 11' 11" x 10' 6" (3.63m x 3.20m)

**En-suite**

W/C, Wash Basin And Shower.

**Bedroom 2** 10' 5" x 8' 0" (3.18m x 2.44m)

**Bedroom 3** 9' 4" x 6' 8" (2.84m x 2.02m)

**Family Bathroom** 11' 11" x 6' 0" (3.63m x 1.83m)

Features W/C, Wash Basin And Bath.

**Externally**

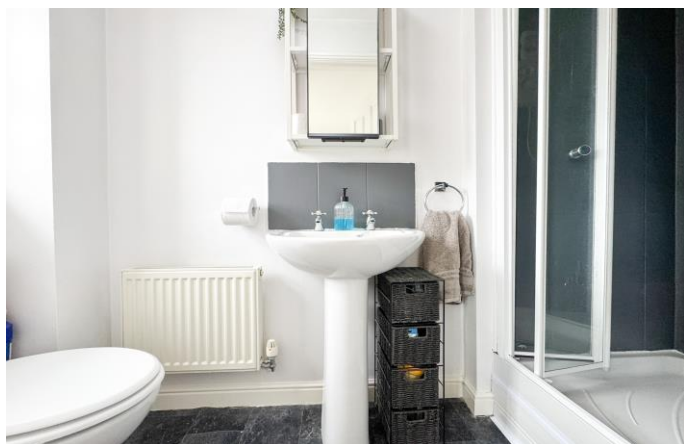
Externally the property benefits from an enclosed decked out rear garden, and to the front has an allocated parking space.

**Additional Information**

Awaiting EPC. Council tax band C. 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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