



## Garth Farm Road, Blaydon-On-Tyne, Tyne And Wear, NE21 6DF

**\*\*\*SOLD STC - CHAIN FREE \*\*\*** Three bedroom semi detached family home on Garth Farm Road, Winlaton. To the ground floor there is an entrance hallway, a spacious lounge and kitchen with patio doors leading to the garden. To the first floor there are three bedrooms and a modern family bathroom. Externally it benefits from an enclosed garden to the rear and a lawned garden, driveway and garage to the front. EPC Rating D.



**\*\*\*SOLD STC\*\*\***

**Chain Free**

**Three Bedroom House**

**Driveway, Garage & Garden**

**Well Presented**

**EPC Rating D**

**£135,000**

**Lounge** 14' 5" x 12' 7" (4.40m x 3.83m) Max

**Kitchen** 18' 6" x 10' 1" (5.64m x 3.08m)  
 Fitted with a range of wall and base units. Integrated double oven, hob, microwave and wine fridge. Space for freestanding appliances.

**Bedroom 1** 12' 1" x 10' 2" (3.69m x 3.11m)

**Bedroom 2** 11' 2" x 10' 0" (3.41m x 3.06m) max  
 Storage cupboard

**Bedroom 3** 7' 9" x 9' 1" (2.35m x 2.77m) max

**Bathroom** 7' 8" x 5' 7" (2.34m x 1.70m)  
 Fitted with bath with shower over, wash basin and W/C.

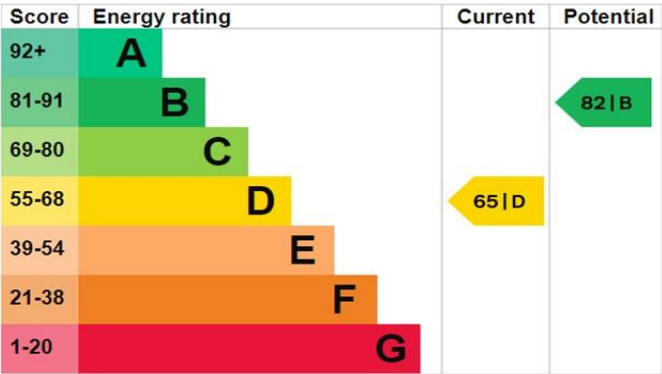
**Externally**  
 To the front, a small lawned garden with driveway leading to the garage. To the rear, a large enclosed lawned garden with patio.

**Garage**  
 Roller shutter door to front and gives access at the rear from the garden.

**Additional information**  
 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 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.

**EPC Graph (full EPC available on request)**

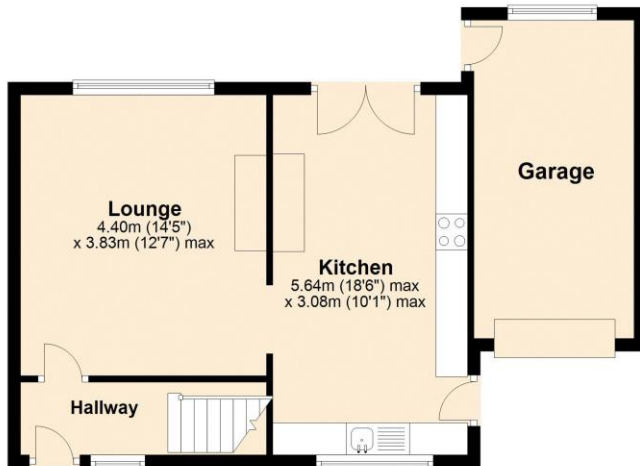




# Floorplan

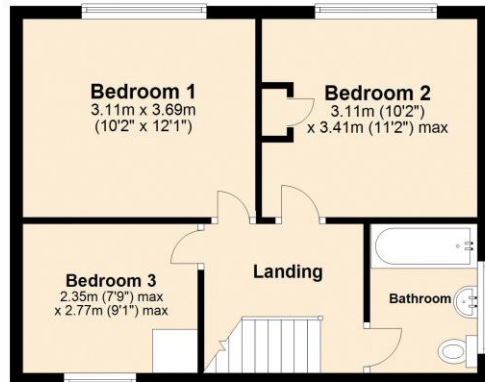
## Ground Floor

Approx. 52.6 sq. metres (566.4 sq. feet)



## First Floor

Approx. 40.0 sq. metres (430.2 sq. feet)



Total area: approx. 92.6 sq. metres (996.6 sq. feet)

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