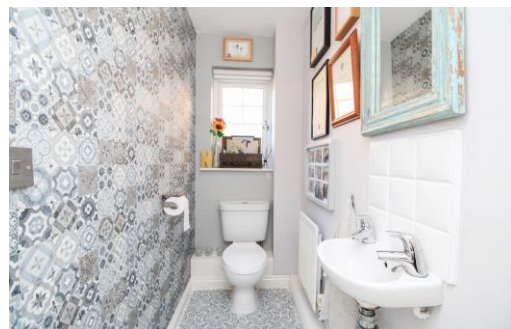




## Gibsons Court, Blaydon, Tyne And Wear, NE21 5GL

A beautifully presented three bedroom detached family home on the ever popular High View Estate, Blaydon. To the ground floor there is a lounge, open plan kitchen/diner with access to the garden, W/C and additional cupboard space for storage. To the first floor there is a gorgeous white suite family bathroom, three good size bedrooms, the master having its own en-suite and bonus dressing area. Externally this lovely home features a garage and driveway for guaranteed parking, with a lovingly landscaped enclosed rear garden ideal for entertaining. This is a property that would be ideal for a wide range of buyers looking for a special property close to travel links, shops and schools! Awaiting EPC.



**\*\*\*Detached Family Home\*\*\***

**Lovely Gardens**

**Beautifully Presented**

**Garage & Driveway**

**Three Bedrooms**

**Awaiting EPC**

**£225,000**

**Lounge** 17' 1" x 9' 10" (5.20m x 2.99m) Max

**W/C** 6' 9" x 3' 3" (2.05m x 0.98m)

White suite W/C and Wash Basin.

**Kitchen/Diner** 17' 1" x 14' 5" (5.20m x 4.40m) Max

A lovely feel open plan kitchen/diner with integrated oven/hob, dishwasher, fridge and bottle cooler.

**Bedroom 1** 10' 8" x 9' 10" (3.24m x 2.99m) Max

**En-suite** 7' 5" x 5' 10" (2.25m x 1.77m)

A white shower room en-suite featuring walk in shower, w/c and wash basin.

**Dressing Area** 7' 5" x 4' 0" (2.25m x 1.22m)

Open through dressing area with built in wardrobe storage leading to the masters en-suite.

**Bedroom 2** 12' 4" x 10' 4" (3.76m x 3.15m) Max

**Bedroom 3** 8' 8" x 7' 5" (2.64m x 2.25m) Max

**Family Bathroom** 8' 7" x 6' 2" (2.61m x 1.88m)

A modern white suite bathroom featuring bath with shower, w/c and wash basin.

**Garage** 16' 7" x 8' 6" (5.06m x 2.59m)

Attached garage currently used as a gym and storage benefitting from power and lighting.

### Externally

There is street guest parking to the side of the property with a lovely enclosed rear garden access from both sides of the property and patio doors from the kitchen/diner.

### Additional Information

Council tax band C. Awaiting EPC. 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 Purchaser

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.

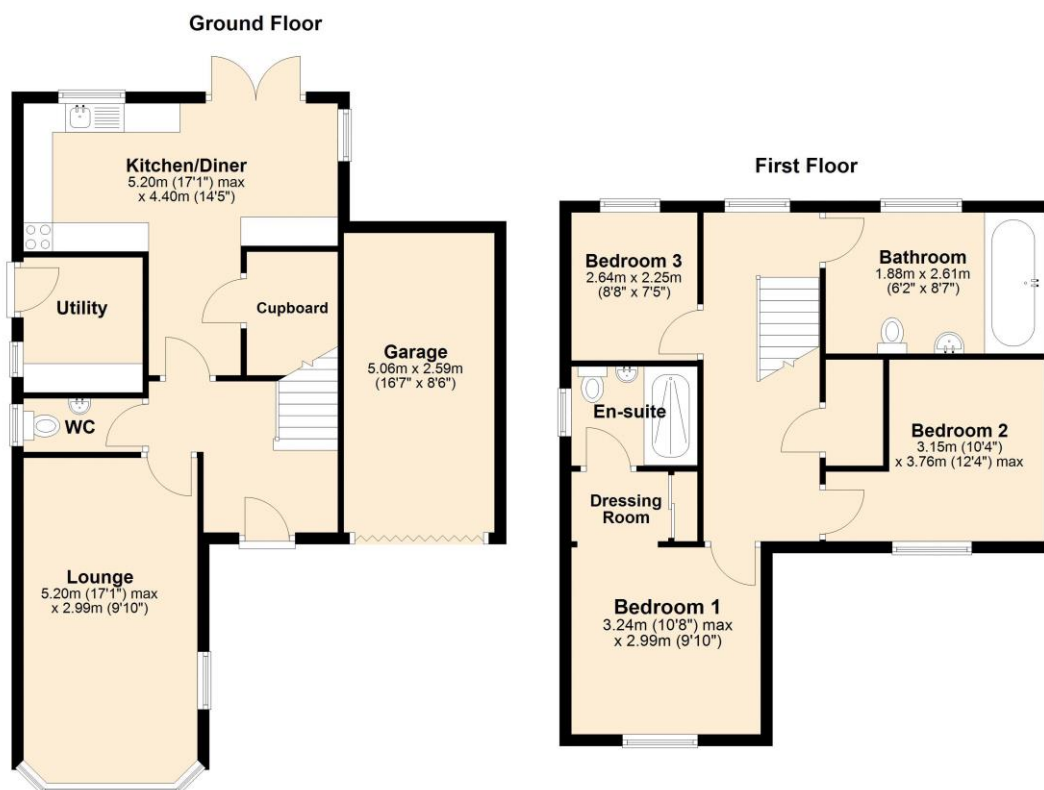








# Floorplan



**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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