



## Tynebank, Blaydon, Tyne And Wear, NE21 4RW

This spacious three bedroom semi-detached family home occupies a lovely plot and an early viewing is highly recommended! The property comprises of entrance hallway, lounge, dining room, kitchen and conservatory to the ground floor. To the first floor are three bedrooms and a family bathroom W/C. Externally the property has a front garden with driveway for off street parking. To the rear are outhouse storage sheds and a lovely garden with patio and lawn sections. Viewing essential! EPC rating B.



**Semi Detached Family Home**

**Lovely Gardens**

**Three Bedrooms**

**Close To Winlaton Village**

**Mutli Vehicle Driveway**

**EPC Rating B**

**£125,000**

**Lounge** 13' 10" x 12' 4" (4.22m x 3.76m) max

**Dining Room** 10' 4" x 8' 6" (3.16m x 2.60m)

**Kitchen** 10' 4" x 8' 6" (3.15m x 2.59m)

Fitted with a range of wall and base units, integrated oven/hob.  
Space for freestanding appliances (not included).

**Conservatory** 11' 10" x 10' 1" (3.60m x 3.07m)

French doors to rear garden.

**Bedroom 1** 12' 1" x 10' 0" (3.69m x 3.06m)

Fitted wardrobes.

**Bedroom 2** 13' 6" x 8' 8" (4.12m x 2.63m)

**Bedroom 3** 8' 7" x 6' 10" (2.61m x 2.09m) max

**Bathroom** 7' 0" x 5' 6" (2.13m x 1.67m)

Bath with shower over, wash basin, W/C.

### Externally

Driveway to front with lawned front garden. Further parking available on street. Rear garden with outhouse storage sheds, patio seating area, lawn and low maintenance gravel areas.

### Additional Information

EPC Rating B. 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. The property benefits from a PodPoint 7kw electric car charging point.

### Solar panels

We have been advised that the property has solar panels which are owned outright. The sellers have advised they benefit from a feed in tariff payment and reduced electricity bills. We have not had sight of further information. Your conveyancer should check further details during the conveyancing process.

### 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.







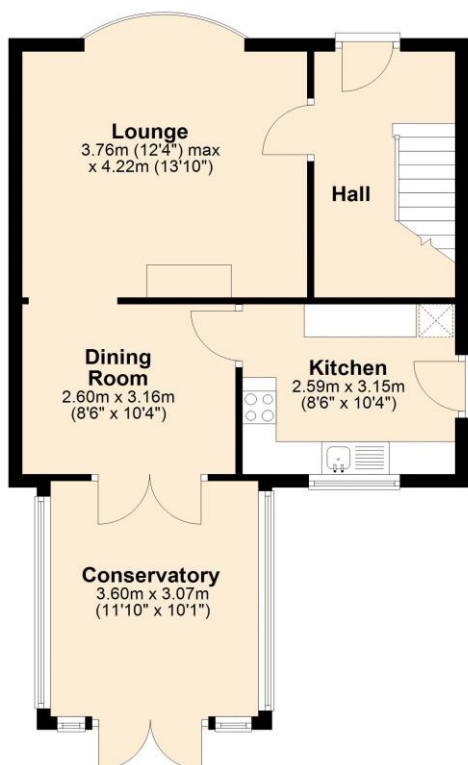
**EPC Graph (full EPC available on request)**

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	90 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

# Floorplan

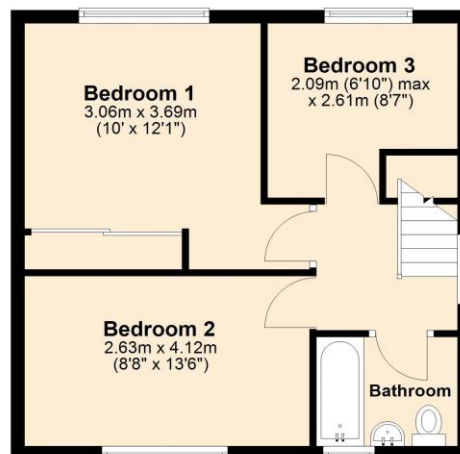
## Ground Floor

Approx. 53.1 sq. metres (571.2 sq. feet)



## First Floor

Approx. 41.8 sq. metres (449.5 sq. feet)



Total area: approx. 94.8 sq. metres (1020.6 sq. feet)

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