



Twizell Avenue, Blaydon, Tyne And Wear, NE21 4EX

CHAIN FREE Deceptively spacious end terrace on the ever popular Twizell Avenue, Blaydon! This character property packed with potential benefits from entrance porch, galley style kitchen, open plan lounge and dining area with built in storage. To the first floor there are three bedrooms and a spacious white suite bathroom. Externally the property benefits from a large garage, enclosed yard and easy to maintain garden to the front both ideal for entertaining. While in need of some updating this property will make an ideal home for a wide range of buyers looking to make Blaydon home. Awaiting EPC.



CHAIN FREE

End Terrace With Character!

Three Bedrooms

Large Garage

Close To Local Schools and Travel Links

Awaiting EPC

Offers Over £120,000

Porch 3' 8" x 3' 8" (1.13m x 1.13m)

Entrance porch accessed via the yard.

Lounge 15' 7" x 12' 4" (4.76m x 3.76m) Max

Open plan lounge and dining room with under stairs storage.

Dining Area 12' 11" x 8' 8" (3.93m x 2.65m) Max

The dining area features a pleasant outlook into the front garden.

Kitchen 13' 9" x 7' 11" (4.18m x 2.41m)

Features a range of wall and base units for storage along with space for white goods.

Bedroom 1 13' 10" x 12' 7" (4.22m x 3.83m) Max

Bedroom overlooks the playing green to the front of the property and benefits from built in wardrobe storage.

Bedroom 2 15' 1" x 9' 1" (4.61m x 2.76m) Max

Features generous built in storage/dressing area.

Bathroom 12' 0" x 7' 8" (3.67m x 2.34m)

Features two cupboard storage areas and white suite W/C, wash basin and walk in shower.

Bedroom 3 10' 0" x 7' 1" (3.06m x 2.16m)

The smaller bedroom overlooks the front garden and playing green.

Garage 25' 2" x 14' 8" (7.68m x 4.46m) Max

This generous sized garage has been previously used for storage and a workshop but could easily be utilised for off street parking.

Externally

There is an easy to maintain garden to the front of the property and good sized yard to the rear. The property is a short walk to local schools and local transport links serving Winlaton Village and Blaydon Precinct.

Additional Information

Awaiting EPC. 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.

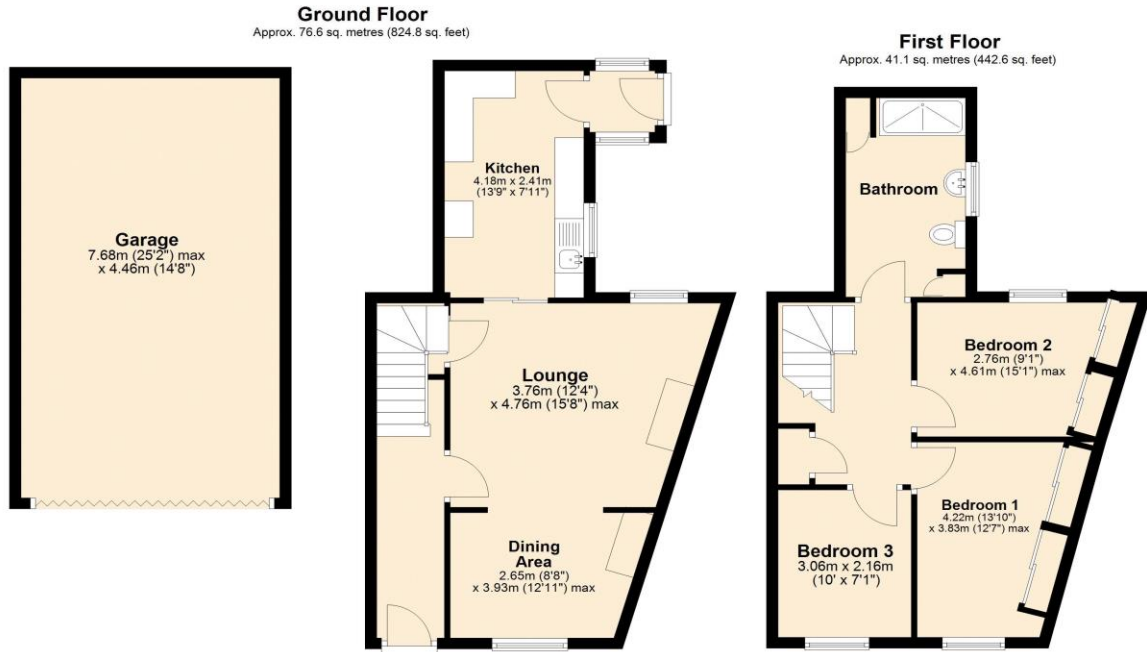
Important Note To Purchasers

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.





Floorplan



Total area: approx. 117.7 sq. metres (1267.4 sq. feet)

EPC Graph (full EPC available on request)

For more information please call **0191 414 1200** or email **info@livinglocalhomes.co.uk**

WE WIN AWARDS year-after-year and are currently ranked in the top 5% for lettings in the country!

Lorraine Valuer & Negotiator

Emma Owner & Managing Director

Laura
Sales & Lettings Negotiator

Brooke
Lettings
Co-ordinator

Louise
Sales & Lettings Negotiator



facebook.

PRS
Property
Redress
Scheme

rightmove

OnTheMarket.com

zoopla.co.uk

PrimeLocation.com

firstmortgage.co.uk®

