



## Briar Close, Blaydon, Tyne And Wear, NE21 4EW

**\*\*\*BEAUTIFULLY PRESENTED END TERRACE HOME!\*\*\*** The ground floor features a dual window aspect open plan lounge/ dining area with separate kitchen looking out onto spacious gardens and playing green. To the first floor there are two double bedrooms with built in cupboard storage and modern white suite bathroom. Externally this lovely home boasts a spacious lawned garden to the rear ideal for entertaining, enclosed side garden and open lawn garden area to the front! On street parking is available to the rear. This lovely home has been lovingly maintained by the current owner and will be an ideal move for a wide range of buyers looking to make Blaydon home! Awaiting EPC.



**\*\*\*WELL PRESENTED!!!\*\*\***

**End Terrace**

**Two Double Bedrooms**

**Lovely Garden Areas**

**Close To Winlaton Village**

**Awaiting EPC**

**Offers Over £119,950**

**Lounge/Diner 21' 0" x 10' 10" (6.39m x 3.29m) Max**

Open plan lounge/dining area looking out to front playing green and enclosed rear garden. Features an ornamental fireplace.

**Kitchen 10' 11" x 7' 9" (3.34m x 2.37m)**

Features a range of wall and base units for storage, space for white goods looking out onto the rear garden.

**Bedroom 1 13' 11" x 9' 1" (4.24m x 2.76m) Max**

The main bedroom overlooks the front playing green and benefits from built in cupboard storage.

**Bathroom 7' 6" x 6' 1" (2.29m x 1.85m)**

This lovely modernised bathroom features a bath with overhead shower, W/C and wash basin.

**Bedroom 2 10' 2" x 9' 5" (3.09m x 2.86m) Max**

The second bedroom overlooks the rear garden and benefits from cupboard storage.

**Externally**

Features enclosed gardens to the side and rear- looking out onto the on street parking ideal for entertaining. With a small lawned garden to the front facing out onto the playing green.

**Additional Information**

Council tax band A. 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 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.





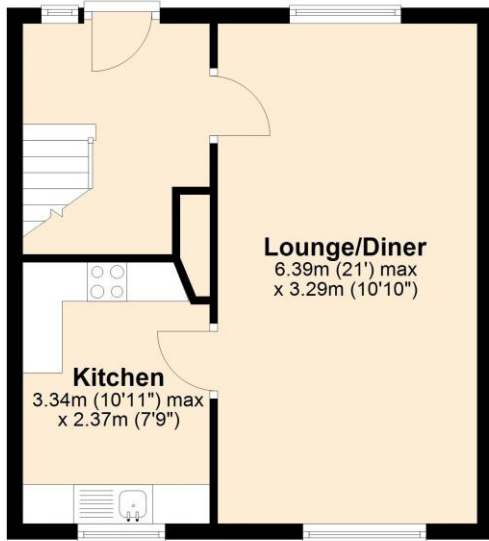




# Floorplan

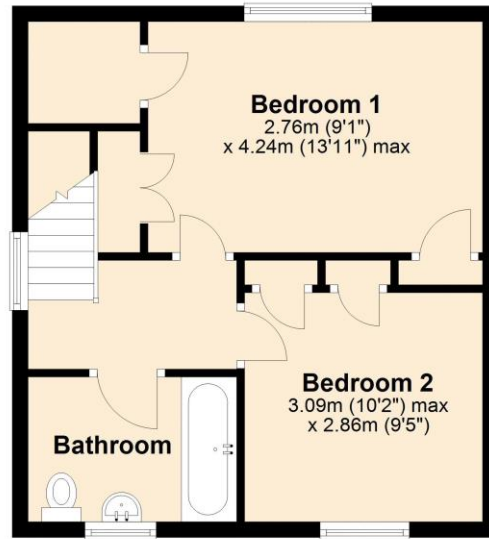
## Ground Floor

Approx. 36.8 sq. metres (396.2 sq. feet)



## First Floor

Approx. 35.4 sq. metres (380.6 sq. feet)



Total area: approx. 72.2 sq. metres (776.7 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  
Rentals  
Scheme

rightmove

OnTheMarket.com

zoopla.co.uk

PrimeLocation.com

firstmortgage.co.uk®

