



Burn Road, Blaydon, Tyne And Wear, NE21 6EB

*****CHAIN FREE***** A nice feel spacious three bedroom semi-detached bungalow situated in an elevated position overlooking Blaydon Burn conservation area. The property comprises of entrance hallway, large lounge, galley style kitchen, separate dining room and three bedrooms and white suite bathroom. Externally, a driveway leads to the garage which gives access to a basement room and additional storage area. To the rear is a lovely well maintained garden with lawn, patio and planted areas. Viewing highly recommended to appreciate everything this lovely home has to offer! Awaiting EPC.



*****CHAIN FREE*****

Semi Detached Bungalow

Three Bedrooms

Lovely Gardens

Garage & Driveway

Awaiting EPC

£250,000

Lounge 18' 2" x 11' 10" (5.53m x 3.60m)

Spacious lounge with pleasant outlook.

Kitchen 18' 7" x 8' 4" (5.66m x 2.55m)

Fitted with a range of wall and base units for storage along with integrated oven/hob and space for white goods.

Dining Area 16' 2" x 11' 3" (4.94m x 3.44m)

This versatile room can be used for various different needs of family life, and is ideal for entertaining!

Bathroom 7' 11" x 5' 5" (2.42m x 1.66m)

Features a white suite bath with overhead shower, W/C and wash basin.

Bedroom 1 15' 0" x 9' 9" (4.56m x 2.98m) Max

The main bedroom overlooks the front garden area and the surrounding countryside between neighbouring properties. There is also three built in wardrobes for additional storage.

Bedroom 2 13' 3" x 9' 8" (4.04m x 2.95m) Max

The second bedroom looks out on sections of the garden and enjoys dual aspect windows.

Bedroom 3 9' 9" x 9' 2" (2.96m x 2.79m)

The third bedroom benefits from a pleasant outlook onto the patio area and sliding doors for easy access.

Externally

To the front of the property there is a well maintained garden area and patio driveway with attached garage. To the rear is a lovingly developed generous size garden with mature plants, lawn and patio areas with potting shed at the top of the garden!

Garage 17' 3" x 7' 9" (5.26m x 2.35m)

Garage benefits from light/power and accessed via electric shutter. The garage also offers access to the basement store areas.

Basement 18' 11" x 12' 10" (5.77m x 3.90m) Max

Full head height walk in storage room with power and lighting.

Storage 17' 4" x 15' 1" (5.28m x 4.60m) Max

This is an approximation of the store access size and is not full head head and sloped.

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 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

First Floor
Approx. 155.3 sq. metres (1671.7 sq. feet)



Total area: approx. 155.3 sq. metres (1671.7 sq. feet)

EPC Graph (full EPC available on request)

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

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