



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

*****CHAIN FREE***** This lovely, spacious two bedroom semi-detached bungalow is situated in the ever popular Burn Road benefiting a pleasant outlook over surrounding fields and Blaydon Burn. The property comprises of conservatory serving as an entrance porch, lounge, open plan 'L' shaped kitchen/diner, two bedrooms and white suite bathroom. Externally to the front of the property there is a patio driveway and attached garage. To the rear is fabulous balcony access from the lounge ideal for entertaining, along with a garden featuring artificial lawn, patio and planted areas. Viewing highly recommended to appreciate everything this lovely home has to offer! EPC rating C.



*****CHAIN FREE BUNGALOW*****

Semi Detached Bungalow

Two Bedrooms

Balcony

Driveway & Garage

EPC Rating C

£245,000

Lounge 16' 1" x 12' 11" (4.89m x 3.94m) Max

A spacious lounge with access to balcony area.

Balcony 26' 5" x 5' 0" (8.06m x 1.53m)

A lovely bonus to the rear of the house ideal for entertaining, overlooking the rear garden, neighbouring farmers fields and surrounding countryside.

Kitchen/Diner 18' 5" x 16' 0" (5.62m x 4.87m) Max

This open plan 'L' shaped kitchen/diner benefits from a range of wall and base units for storage. Space for white goods and integrated oven/hob and microwave. The kitchen also affords access from the side of the property to the enclosed rear garden.

Bathroom 8' 5" x 6' 4" (2.56m x 1.92m)

A white suite bathroom featuring W/C, Wash Basin and walk in shower.

Bedroom 1 11' 9" x 11' 1" (3.59m x 3.39m) Max

The main bedroom benefits from built in wardrobes for storage.

Bedroom 2 13' 5" x 9' 3" (4.08m x 2.82m) Max

The second bedroom benefits from a pleasant outlook to the rear garden and surrounding areas. It also shares access with the properties balcony area too!

Base Store Room 22' 6" x 10' 9" (6.86m x 3.27m) Max

This basement level bonus room benefits from water, power and lighting. It has been utilised for storage and previously used as workshop/ garden storehouse.

Garage 16' 9" x 8' 1" (5.10m x 2.46m)

Attached garage currently used for storage housing the boiler.

Externally

Externally there is a paved entrance and driveway with attached garage to the front of the property. To the rear there is a mature plant and artificial grass garden to the rear with balcony enjoying the surrounding countryside outlook of Blaydon Burn.

Additional Information

Council tax band C. EPC rating C. This property is sold as seen in need of full renovation. 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.

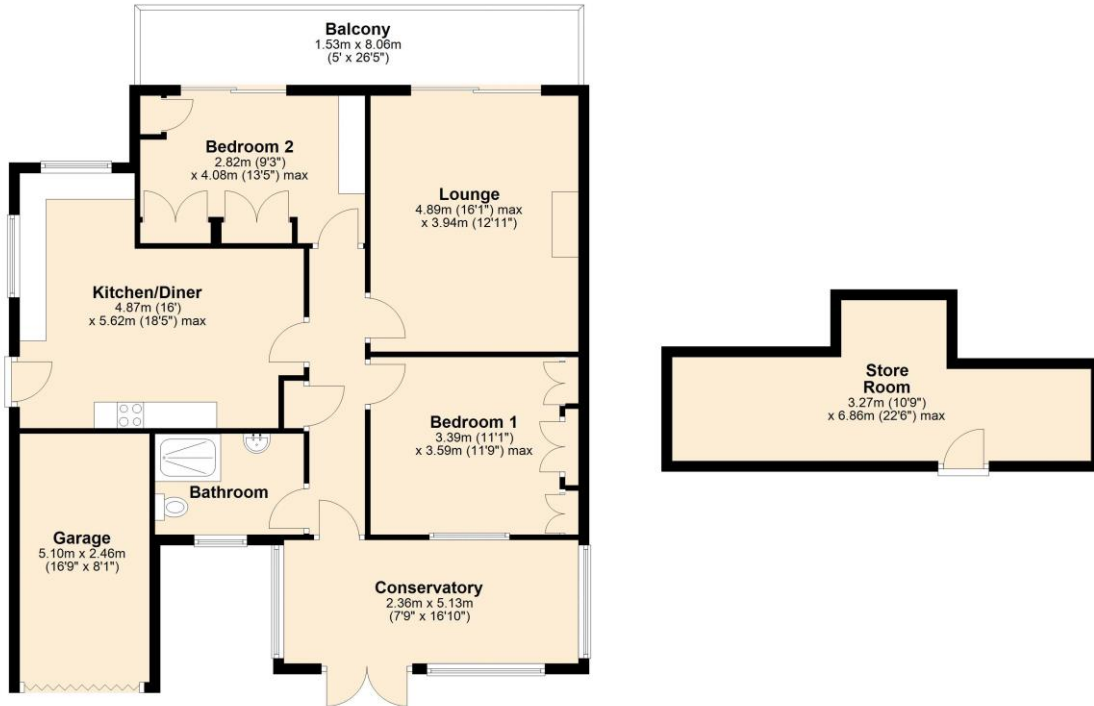




Floorplan

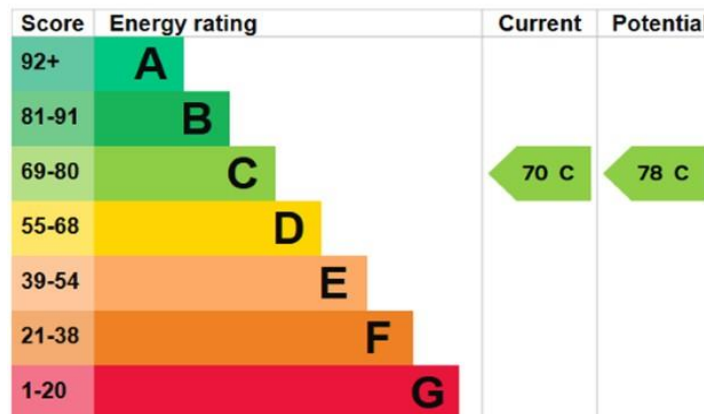
Ground Floor

Approx. 122.8 sq. metres (1321.6 sq. feet)



Total area: approx. 122.8 sq. metres (1321.6 sq. feet)

EPC Graph (full EPC available on request)



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