



## Burnley Street, Blaydon, Tyne And Wear, NE21 4DD

**\*\*\*CHAIN FREE\*\*\*** This deceptively spacious three bedroom stone terrace would make an ideal first home! The property while in need of some updating, comprises of entrance hall, open lounge/dining area and kitchen to the ground floor. To the first floor are three well proportioned bedrooms and white suite bathroom. Externally the property benefits from a low maintenance front garden and an open rear yard. Parking available on street. Viewing highly recommended to appreciate all this home has to offer. EPC rating D.



**\*\*\*CHAIN FREE\*\*\***

**Garden**

**Stone Terrace**

**Street Parking**

**Three Bedrooms**

**EPC Rating D**

**Offers Over £120,000**

**Lounge** 15' 5" x 14' 11" (4.69m x 4.54m) Max

Spacious open plan lounge to dining area with pleasant outlook to the front garden area.

**Dining Room** 15' 4" x 12' 10" (4.68m x 3.91m)

Spacious open plan dining area leading to the lounge.

**Kitchen** 17' 5" x 7' 4" (5.30m x 2.24m)

The galley style kitchen features a range of wall and base units for storage along with integrated oven hob and space for white goods.

**Bedroom 1** 13' 3" x 12' 8" (4.04m x 3.86m) Max

**Bedroom 2** 13' 5" x 11' 5" (4.08m x 3.48m) Max

**Bedroom 3** 10' 2" x 7' 3" (3.11m x 2.20m) Max

**Bathroom** 9' 7" x 6' 9" (2.92m x 2.07m)

This spacious bathroom features a white suite w/c, wash basin and bath with shower attachment.

**Externally**

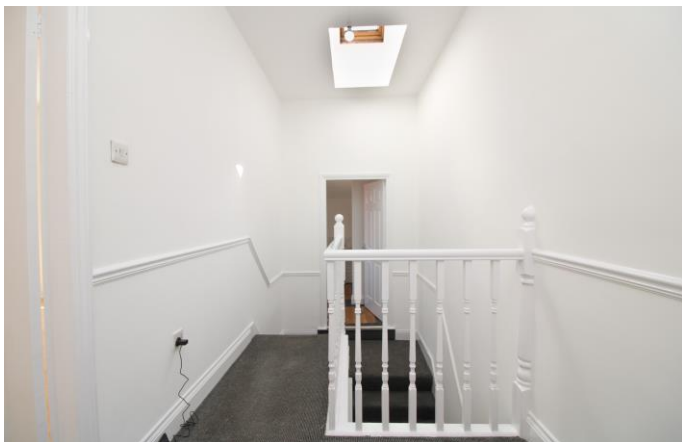
Externally there is a fenced courtyard garden to front and open yard come driveway to the rear.

**Additional Information**

We understand this property is freehold. Council tax band A. EPC Rating D. 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 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.



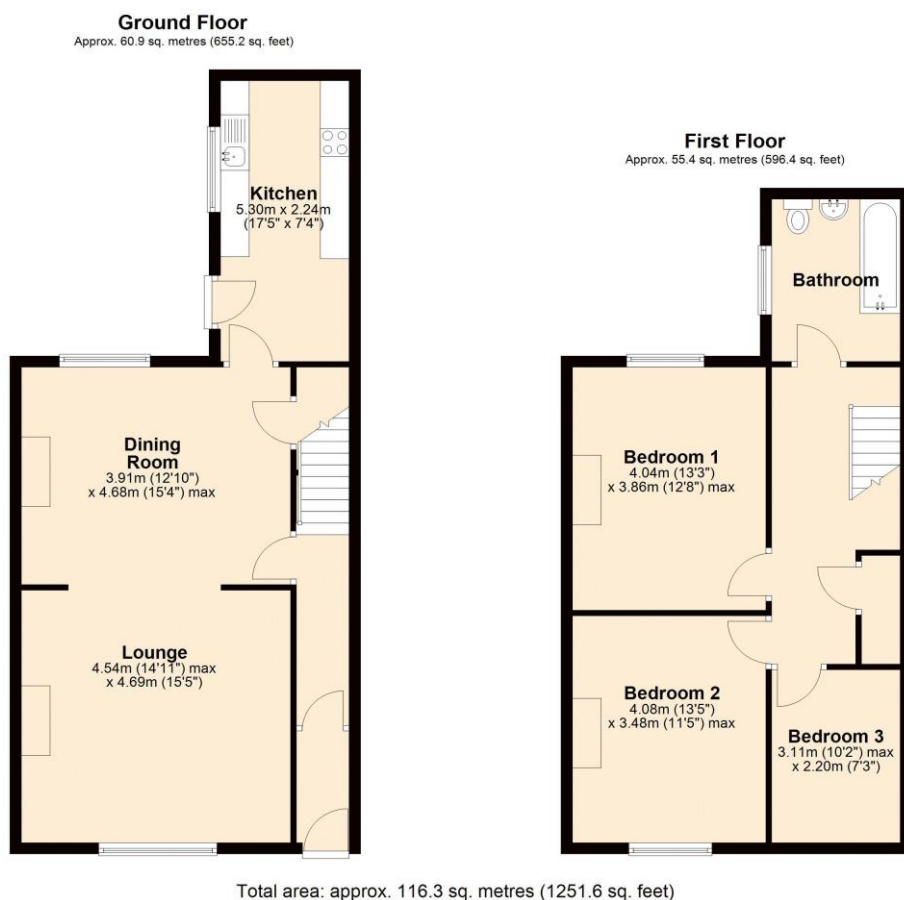


**EPC Graph (full EPC available on request)**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



# Floorplan



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