



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

*****Spacious End Terrace***** 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 patio garden to the rear ideal for entertaining, and lawn garden area to the front! A rare bonus to this style property is the attached garage, workshop and driveway to the side for guaranteed parking! This lovely home has been lovingly maintained by the current owners and will be an ideal move for a wide range of buyers looking to make Blaydon home! EPC rating E.



*****End Terrace*****

Gardens

Well Presented!

Garage & Driveway

Two Double Bedrooms

EPC Rating E

£119,950

Lounge 13' 8" x 11' 3" (4.17m x 3.44m)

Features a pleasant outlook to the front garden and playing green.

Dining Area 9' 1" x 7' 5" (2.78m x 2.27m)

Open dining area from lounge with pleasant outlook to the rear garden.

Kitchen 10' 10" x 7' 7" (3.29m x 2.30m) Max

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

Bedroom 1 13' 11" x 9' 3" (4.24m x 2.83m) Max

Features spacious built in wardrobe storage!

Bedroom 2 10' 5" x 9' 9" (3.18m x 2.97m) Max

The second bedroom also a double, benefits from two built in cupboards for storage.

Bathroom 7' 7" x 6' 0" (2.30m x 1.84m)

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

Workshop 10' 1" x 7' 9" (3.08m x 2.37m)

An additional space at the back of the garage currently used as a workshop benefitting from lighting and power.

Garage 16' 6" x 9' 9" (5.02m x 2.97m)

Garage attached to the side of the house via walk way, with access to the work shop for storage and parking.

Externally

The property benefits from a small enclosed garden to the front, tiered garden with both lawn and patio area ideal for entertaining. There is also an attached garage and driveway for off street parking.

Additional Information

EPC Rating E. 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.

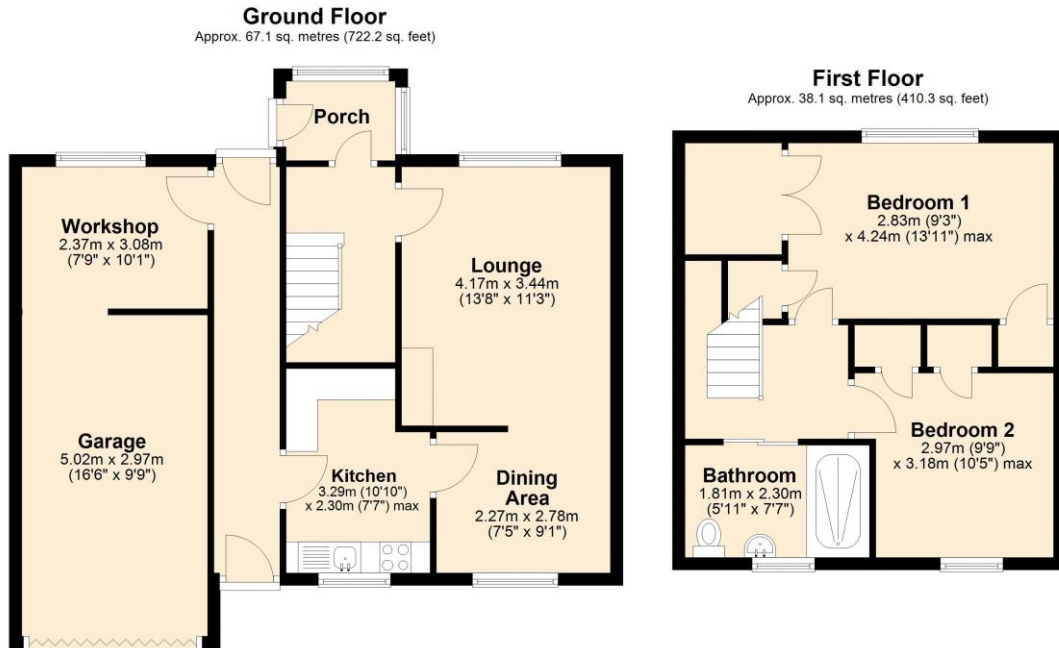
Important Note To Purchasers

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.



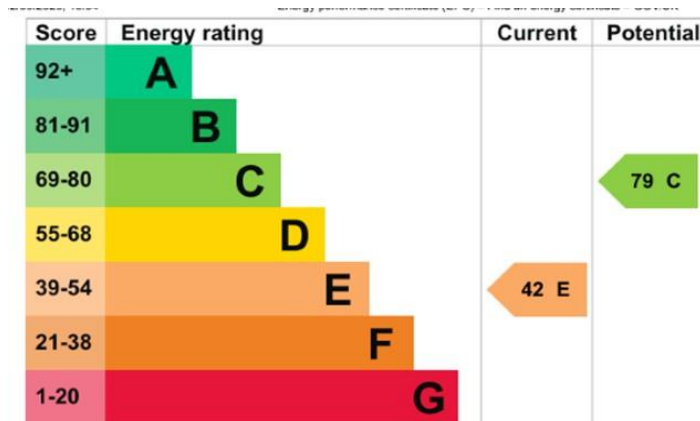


Floorplan



Total area: approx. 105.2 sq. metres (1132.5 sq. feet)

EPC Graph (full EPC available on request)



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