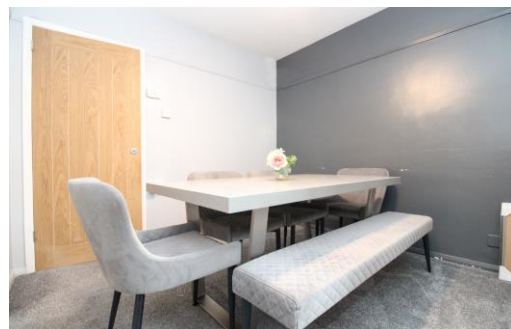




## Gibside View, Blaydon, Tyne And Wear, NE21 6LL

**\*\*\*CHAIN FREE\*\*\*** This three bedroom semi detached family home on Gibside View is ideal for a wide range of buyers looking to make Winlaton home! The property comprises of entrance porch, hallway, lounge, dining room, conservatory, kitchen, utility area to the ground floor. To the first floor there are three bedrooms with built in storage, and white suite bathroom. Externally the property benefits from front and rear gardens with storage shed. Parking is available on street and a short walk to village bus stops. Viewing highly recommended to appreciate all this home has to offer! EPC rating C.



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

**Semi Detached Home**

**Three Bedrooms**

**Conservatory**

**Close To Winlaton Village**

**EPC Rating C**

**Offers Over £149,950**

**Lounge** 13' 0" x 12' 8" (3.97m x 3.85m) Max

Features pleasant outlook to the low maintenance front garden.

**Dining Room** 9' 10" x 9' 0" (2.99m x 2.75m)

An ideal through room for family dining affording access to the conservatory and kitchen.

**Conservatory**

Currently utilised as an additional bedroom, the conservatory allows access to the enclosed rear garden ideal for entertaining.

**Kitchen** 10' 2" x 9' 3" (3.09m x 2.83m)

A modern kitchen featuring a range of wall and base units for storage along with integrated oven/hob.

**Out house/Utility** 7' 2" x 7' 1" (2.18m x 2.17m)

An adjoining outhouse conversion with power and plumbing utilised as a separate utility room.

**Bedroom 1** 12' 1" x 10' 6" (3.68m x 3.19m) Max

**Bedroom 2** 11' 3" x 10' 2" (3.43m x 3.10m) max

**Bathroom** 7' 5" x 5' 11" (2.27m x 1.81m)

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

**Bedroom 3** 9' 0" x 8' 2" (2.74m x 2.49m) Max

Features an over the stairs built in cupboard space.

**Externally**

The property benefits from on street parking and easy to maintain gardens front and rear. A short walk to local bus stops and Winlaton Village amenities.

**Additional Information**

Council tax band A. EPC Rating C. 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.

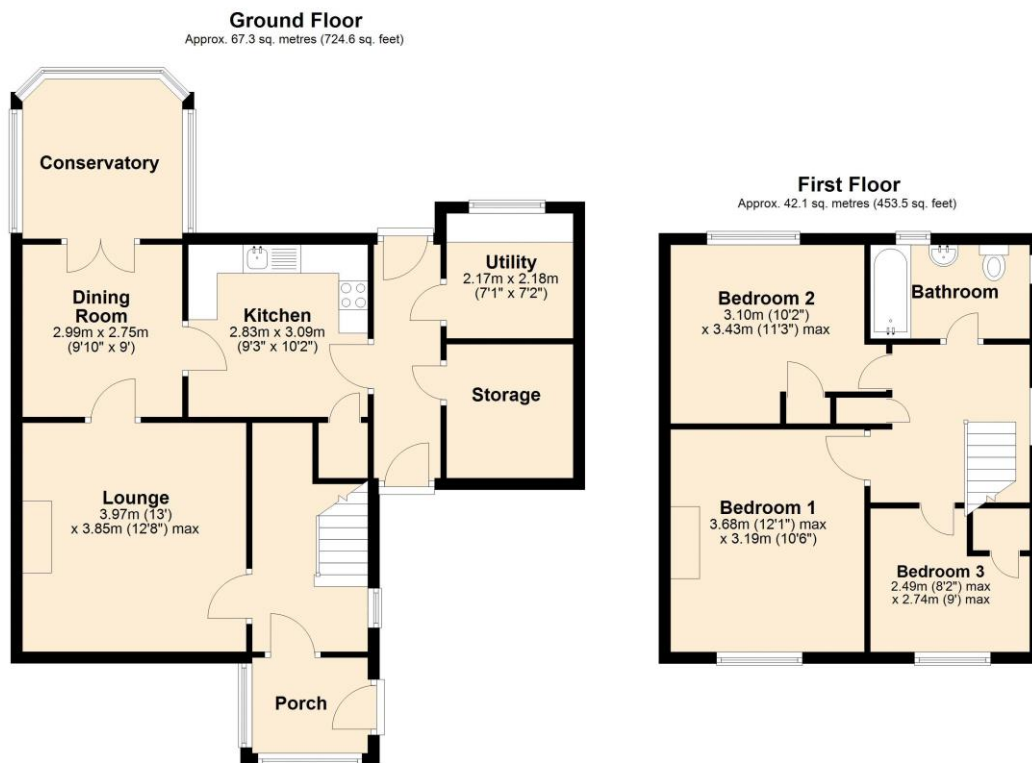






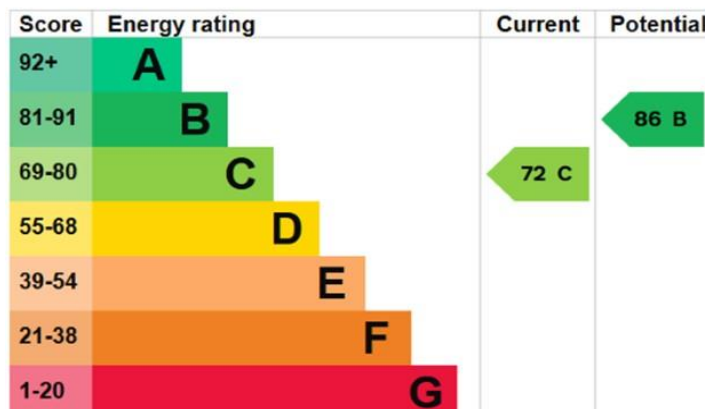


# Floorplan



Total area: approx. 109.5 sq. metres (1178.1 sq. feet)

## EPC Graph (full EPC available on request)



For more information please call **0191 414 1200** or email [info@livinglocalhomes.co.uk](mailto:info@livinglocalhomes.co.uk)

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