



Woodlands Park Drive, Blaydon, Tyne And Wear, NE21 5PQ

Fantastic Renovation Property! Living Local is delighted to welcome to the sale market this lovely feel two bedroom detached family home! In brief the property features a spacious open plan living space with patio access balcony overlooking the front street, kitchen and family bathroom with two good sized bedrooms with built in storage. There is an attached garage with power and plumbing, accessed via the front porch, boasting space for white goods and additional storage. Externally there is a tiered garden to the rear with side open side gardens, attached garage and driveway to the front. This is a property, ready for a buyer to transform it into a forever home, needing to be viewed to be appreciated! Awaiting EPC.



CHAIN FREE

Detached Bungalow

Two Bedrooms

Spacious Garage and Driveway

Lovely Tiered Garden

Awaiting EPC

Offers Over £300,000

Lounge 19' 11" x 13' 4" (6.07m x 4.07m) Max

Open plan living space with patio door access to balcony area.

Dining Area 12' 2" x 11' 11" (3.71m x 3.62m)

Open dining area with pleasant outlook to rear garden.

Kitchen 13' 1" x 12' 6" (3.98m x 3.81m)

Spacious kitchen with access to the rear enclosed garden. Fitted with a range of wall and base units for storage and integrated oven/hob.

Bathroom 12' 6" x 6' 11" (3.81m x 2.11m)

Spacious bathroom with W/C, wash basin, bath and separate shower.

Bedroom 1 17' 5" x 8' 10" (5.32m x 2.70m) Max

Benefits from fitted wardrobe storage and a pleasant outlook to the front garden area.

Bedroom 2 12' 7" x 12' 5" (3.84m x 3.78m) Max

Benefits from wardrobe storage and pleasant outlook to the rear garden.

Garage 19' 8" x 15' 11" (5.99m x 4.84m) Max

The garage is currently used for storage and has additional under house storage cupboards. Benefits from power, plumbing and lighting. The garage currently houses the hot water system boiler for water supply, and separate boiler powering the ducted air heating system.

Externally

Externally there are gardens to the front, rear and both sides for access to the property. Patio driveway and attached garage accessed via roller shutter and integral access from the front porch.

Additional Information

Council tax band E. 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 aware of any specific issues with this property. Your conveyancer may carry out a coal mining search.

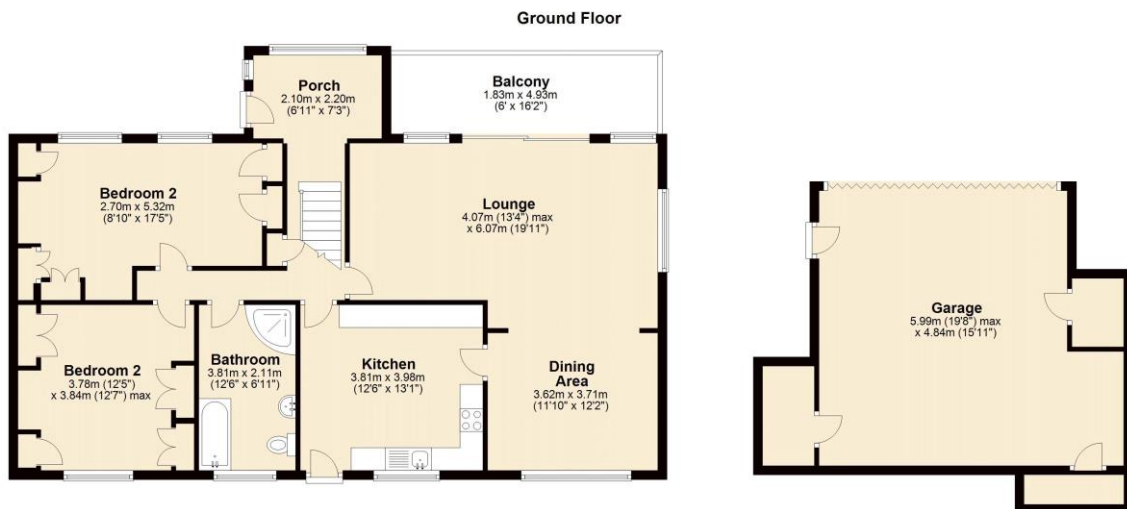
Important Note To Purchasers

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



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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