



## Clifford Street, Blaydon, Tyne And Wear, NE21 4AL

Living Local is pleased to welcome this spacious two bedroom mid terrace on the ever popular Clifford Street, Blaydon. In brief to ground floor there is a small entrance way leading to lounge, separate dining area with built in storage cupboards and kitchen. To the first floor there are two double bedrooms and white suite bathroom. Externally this lovely property benefits from on street parking to the front, enclosed yard to the rear and is within easy reach of Blaydon Precinct and associated travel links! A property simply not to be missed out on! Awaiting EPC.



\*\*\*Stone Mid Terrace\*\*\*

Well Presented

Two Bedrooms

Two Reception Rooms

Close To Blaydon Precinct & Transport Links

Awaiting EPC

**£115,000**

**Lounge 16' 1" x 12' 4" (4.90m x 3.76m) Max**

Lounge features electric fire and access to the dining area.

**Dining Room 14' 0" x 10' 2" (4.27m x 3.09m) Max**

Features built in cupboard storage and features outlook into the yard area.

**Kitchen 13' 11" x 7' 5" (4.24m x 2.26m)**

This lovely galley style kitchen features a range of wall and base units for storage, space for white goods and integrated oven/hob.

**Bedroom 1 16' 6" x 13' 0" (5.04m x 3.95m) Max**

The main bedroom features built in wardrobe storage.

**Bedroom 2 10' 8" x 10' 3" (3.25m x 3.12m)**

Features a built in cupboard for additional storage.

**Bathroom 7' 1" x 4' 11" (2.15m x 1.49m)**

White suite bath, w/c and wash basin.

**Externally**

There is on street parking available to the front of the property with an enclosed yard to the rear. The property is a short distance from Blaydon Precinct and transport links.

**Additional Information**

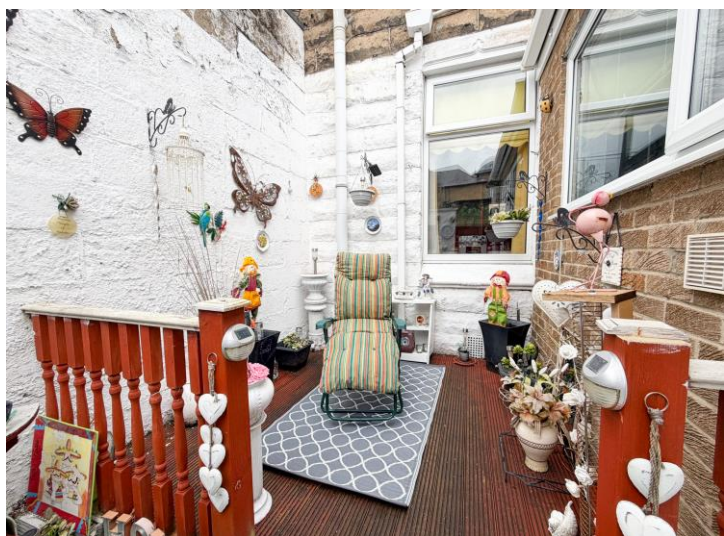
Council tax band A. Awaiting EPC Rating. We understand this property is freehold. Mobile phone coverage and broadband availability: <https://checker.ofcom.org.uk/>  
Coal mining: The North East has a widespread coal mining heritage and many properties are built within the vicinity of historic coal mining. 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.





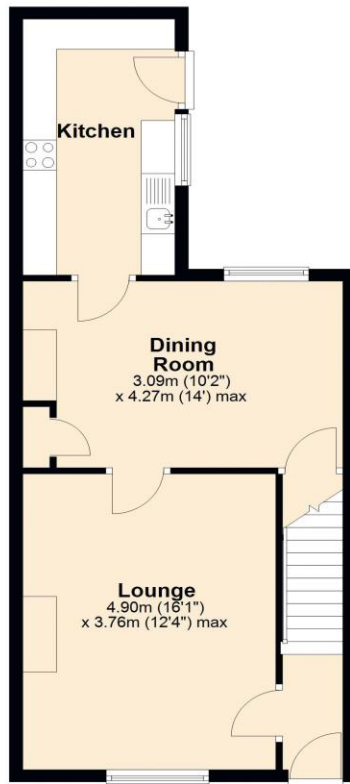


**EPC Graph (full EPC available on request)**

# Floorplan

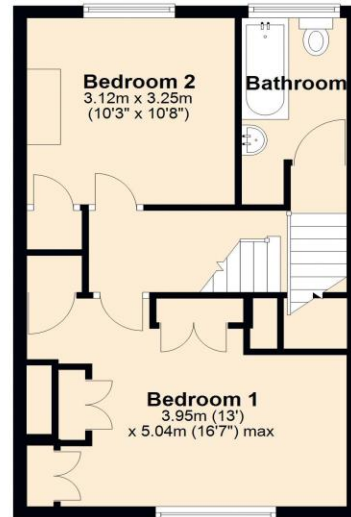
## Ground Floor

Approx. 48.3 sq. metres (519.7 sq. feet)



## First Floor

Approx. 38.9 sq. metres (418.9 sq. feet)



Total area: approx. 87.2 sq. metres (938.6 sq. feet)

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

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