



Hawthorn Road, Blaydon, Tyne And Wear, NE21 5DU

*****IDEAL FIRST HOME***** This two double bedroom mid terrace house would make an ideal first home or investment. The property comprises of entrance hall, lounge/diner, kitchen and W/C to the ground floor. To the first floor are two double bedrooms and a white suite family bathroom. Externally there is an enclosed garden to the rear with a detached garage and parking space. Further parking is available on street. Viewing highly recommended to avoid missing out! EPC Rating C.



*****CHAIN FREE*****

Garden

Mid Terrace Home

Garage

Two Bedrooms

EPC Rating C

Offers Over £140,000

Lounge 14' 7" x 11' 7" (4.45m x 3.53m) max

The lounge features patio doors into the enclosed rear garden ideal for entertaining and a built in cupboard for storage.

Kitchen 11' 10" x 7' 6" (3.60m x 2.29m)

Galley style kitchen area with outlook to the front street and playing green.

W/C 4' 10" x 3' 8" (1.47m x 1.13m)

Features a white suite W/C and Wash Basin.

Bedroom 1 14' 8" x 8' 0" (4.47m x 2.45m)

Bathroom 7' 7" x 5' 5" (2.30m x 1.64m)

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

Bedroom 2 14' 7" x 8' 4" (4.45m x 2.54m) Max

Features a built in cupboard for additional storage.

Garage

Detached garage (the white garage closest to the garden- right hand side.) Benefits from power and lighting.

Externally

Externally the property benefits from an enclosed garden to the rear, detached garage and additional on street parking for visitors. Situated for easy access to transport links, schools and local community shops.

Additional Information

The vendor has noted that the loft space has been boarded out for storage and benefits from lighting for ease of use. Council tax band B. 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.





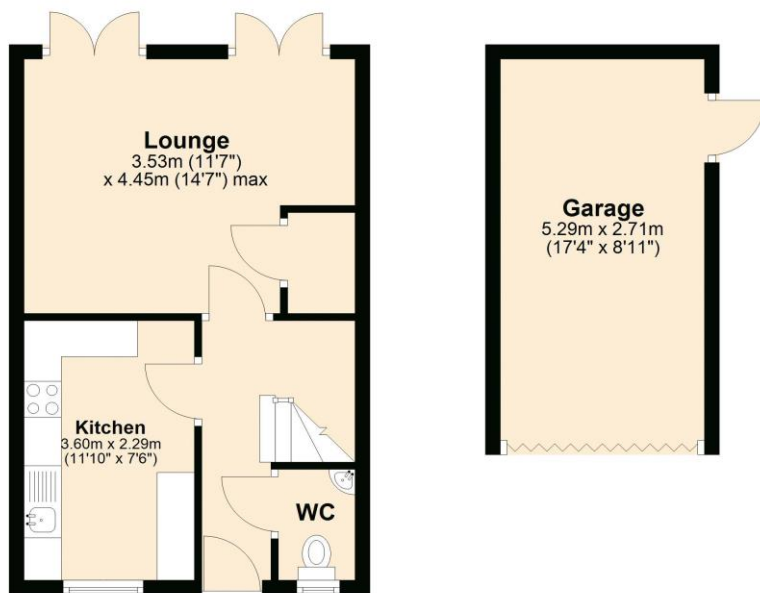
EPC Graph (full EPC available on request)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floorplan

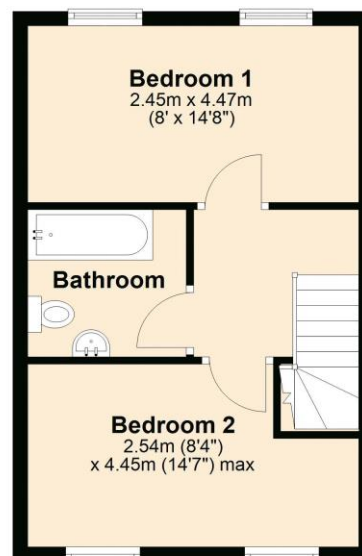
Ground Floor

Approx. 46.5 sq. metres (500.6 sq. feet)



First Floor

Approx. 31.6 sq. metres (340.6 sq. feet)



Total area: approx. 78.2 sq. metres (841.2 sq. feet)

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