



Morven Lea, Blaydon, Tyne And Wear, NE21 4EZ

*****CHAIN FREE***** This well presented three bedroom family home close to local amenities will be ideal for a wide range of buyers looking to make Blaydon home. The property comprises of living room and modernised open plan kitchen/diner to the ground floor. To the first floor there are three bedrooms and a white suite family bathroom. Externally there is a garden to the front and to the rear, with detached garage and parking available on street. An early viewing is essential to appreciate all this lovely property has to offer. EPC Rating C.



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

Well Presented

Mid Terrace Family Home

Three Bedrooms

Garage & Gardens

EPC Rating C

Offers Over £140,000

Lounge 14' 2" x 13' 8" (4.32m x 4.16m)

Features lovely electric fireplace. Recently rewired throughout with USB sockets and upgraded heating system.

Dining Area 8' 11" x 8' 10" (2.72m x 2.68m)

Features patio door access to rear enclosed garden ideal for entertaining.

Kitchen 9' 0" x 8' 11" (2.74m x 2.72m)

The open plan kitchen/diner hosts a range of wall and base units along with integrated oven/hob with space for additional white goods and also a spacious under the stairs cupboard for additional storage.

Bedroom 1 12' 4" x 10' 4" (3.76m x 3.15m)

This bedroom benefits from a built in cupboard for storage and pleasant outlook to the front of the property.

Bedroom 2 10' 7" x 8' 11" (3.22m x 2.72m)

This bedroom benefits from a built in cupboard for additional storage.

Bedroom 3 9' 0" x 6' 4" (2.74m x 1.93m)**Family Bathroom 6' 3" x 5' 5" (1.91m x 1.66m)**

This lovely family bathroom benefits from a modern white suite W/C, Wash Basin, Bath and Overhead Shower.

Externally

Close to local amenities including St. Thomas Moore and St. Joseph's Catholic Schools. Gardens to the front and rear. Detached garage and parking available on street.

Additional Information

EPC Rating C. Council tax band B. 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.





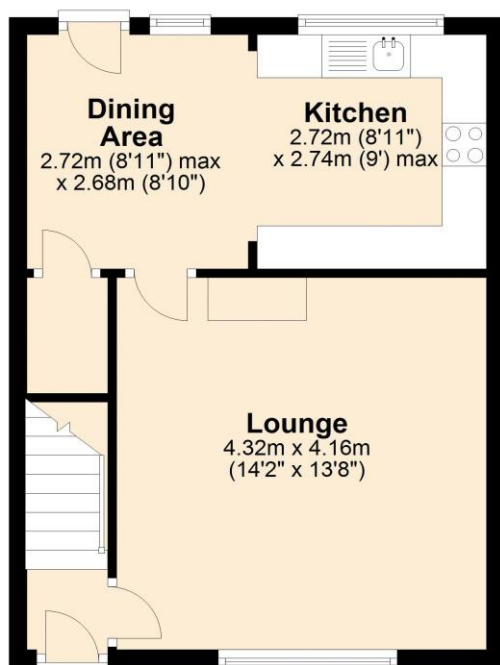
EPC Graph (full EPC available on request)



Floorplan

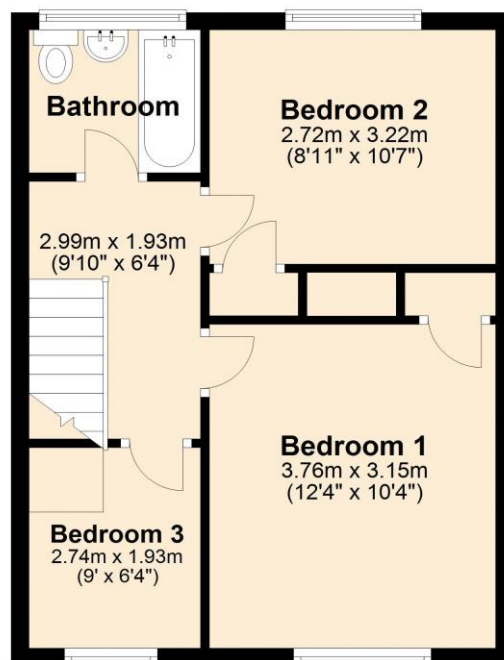
Ground Floor

Approx. 36.8 sq. metres (396.5 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.1 sq. feet)



Total area: approx. 75.0 sq. metres (807.6 sq. feet)

For more information please call **0191 414 1200** or email info@livinglocalhomes.co.uk

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