



River View, Blaydon, Tyne And Wear, NE21 4DT

CHAIN FREE Living Local is delighted to welcome to the market this lovely feel semi detached three bedroom property on River View, Blaydon! To the ground floor there is a lounge with separate open plan kitchen/dining area with side access to the enclosed rear garden. To the first floor there are three bedrooms and a modern white suite family bathroom. Externally there is a pebbled and patio driveway to the front, with side access to the rear garden which is ideal for entertaining! If River View could be your new home, get in touch today to arrange your viewing to avoid missing out! EPC Rating C.



CHAIN FREE

Driveway

Semi Detached Home

Spacious Garden

Three Bedrooms

EPC Rating C

£110,000

Lounge 13' 1" x 11' 6" (3.99m x 3.51m) Max

Looks out onto the front driveway area and surrounding street.

Kitchen 10' 5" x 8' 4" (3.17m x 2.54m) Max

Features a range of wall and base units for storage, along with space for white goods opening out onto the dining space.

Dining Area 12' 8" x 6' 4" (3.86m x 1.93m)

Benefits from access to the enclosed rear garden and built in under the stairs cupboard for storage.

Bedroom 1 12' 10" x 9' 11" (3.92m x 3.03m) Max

Benefits from built in mirrored wardrobe and built in cupboard storage.

Bedroom 2 10' 1" x 8' 10" (3.07m x 2.70m) Max

Features built in cupboard storage.

Family Bathroom 6' 1" x 5' 7" (1.85m x 1.71m)

A modern white suite family bathroom featuring bath with overhead shower, W/C and wash basin. There is also built in feature shelving area for storage.

Bedroom 3 9' 4" x 6' 3" (2.84m x 1.91m)

The third bedroom benefits from a side view of the property.

Externally

To the front of the property there is a paved and pebbled drive and walk way. To the side and rear is an enclosed spacious tiered garden with patio, lawn and decking areas ideal for entertaining.

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 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.

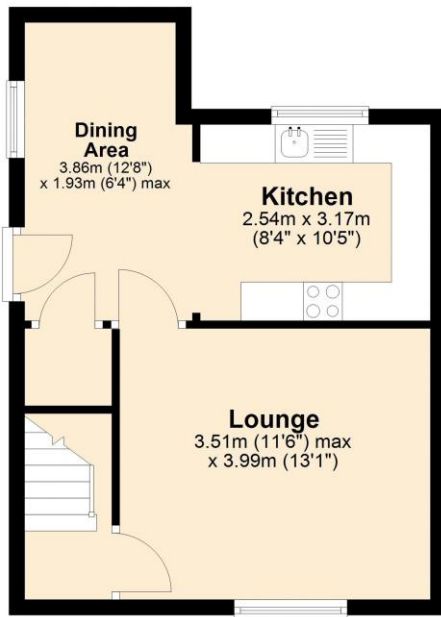




Floorplan

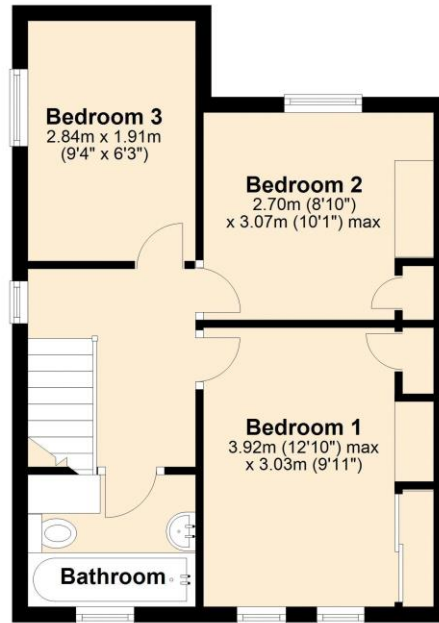
Ground Floor

Approx. 35.1 sq. metres (378.3 sq. feet)



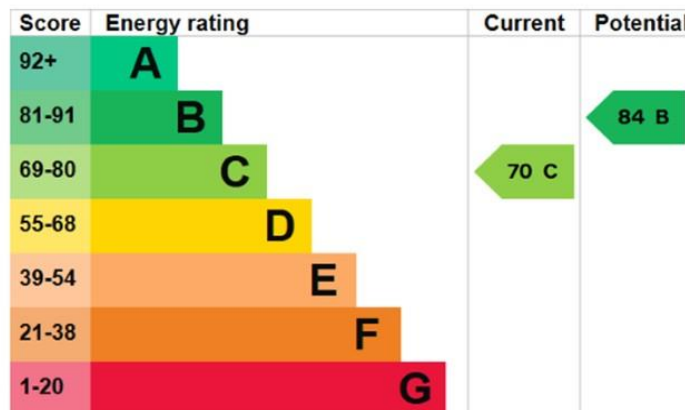
First Floor

Approx. 35.6 sq. metres (383.7 sq. feet)



Total area: approx. 70.8 sq. metres (762.0 sq. feet)

EPC Graph (full EPC available on request)



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